

# **Wenatchee Urban Area Comprehensive Plan**

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## INTRODUCTION

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The City of Wenatchee is required to maintain an up-to-date comprehensive plan in accordance with the Washington State Growth Management Act. The last major plan effort occurred in 1988, with an update to Growth Management standards in 1993.

Much has changed in the ensuing time period. The city has continued to see steady population and commercial growth. Growth has spread out to the logical geographic boundaries of the city, including the foothills to the west and the rivers to the east and north.

Wenatchee is facing some tough decisions on how to accommodate growth while protecting the quality of life. Land use, housing, transportation and public facilities and services are all critical to the development of Wenatchee.

### **COMPREHENSIVE PLAN VISION**

By working to create a “vision” for life in Wenatchee in the year 2025, citizens are given an opportunity to help shape their community’s future. The vision is the guide for development of the Comprehensive Plan and helps shape the Goals and Policies therein.

Based upon the views expressed by local residents during the early stages of public involvement, Wenatchee’s vision focuses on three, interconnected, subjects considered to be the most important determinants in Wenatchee’s future: Economic Development, Quality of Life, and Learning and Human Services.

### ***Economic Development***

Residents envision Wenatchee 2025 to have a robust, diverse, and sustainable economy. By improving transportation and the physical infrastructure of the City, Wenatchee’s retail districts, such as Downtown, will have grown in quality and range of services. Increased riverfront development and recreation, combined with regional partnerships, inspire a unique identity for the City.

### ***Quality of Life***

Throughout the next 20 years, Wenatchee’s neighborhoods will become increasingly attractive and affordable for everyone. By creating a comprehensive system of pedestrian and bicycle trails, residents enjoy convenient access to services, open spaces, playfields, and parks. This vision is based on a direct correlation between the surrounding natural beauty and environmental quality and the community’s quality of life.

### ***Learning and Human Services***

In 2025, residents see Wenatchee as the home to an array of high quality educational institutions that meet the community’s and the region’s needs. In addition to educational facilities, maintaining high-caliber medical facilities and crime prevention services are also seen as essential to supporting economic vitality and a high quality of life.

## **PLANNING PROCESS**

In accordance with the Public Participation Plan for the 2006 GMA Update, the city undertook several efforts to develop a plan that represents the interests of Wenatchee's diverse citizens.

Community Development staff held a series of four public meetings to begin brainstorming current and future issues for the plan update. These meetings occurred in February 2006 and were well attended.

The city also developed a web-based public opinion survey and posted information on the city's web site.

The first draft of the plan was released in May 2006. Considerable input from six neighborhood meetings and written comments were gathered from that draft plan.

After reviewing public comments, and holding additional public meetings on Wenatchee's corridors, the second draft was issued in December 2006. Again considerable input was gathered during a 60+ day comment period from area citizens, agencies, and representatives.

This plan update is prepared based on the input of community citizens, its elected officials, planning commission and city staff. At each phase of plan development, the public was given the opportunity to review and comment on the plan. The city's citizen-based Planning Commission reviewed these comments and recommended this comprehensive plan that reflects such input. Public hearings were held prior to forwarding a recommendation on to the Wenatchee City Council and Mayor for their consideration.

## **PLAN PROCEDURES – *Develop, implement, and maintain a Comprehensive Plan for the City of Wenatchee consistent with the community's vision.***

**Policy 1:** Once adopted, the City Planning Commission should monitor compliance of the Plan, sub-area plans, and development regulations.

**Policy 2:** The City Planning Commission should report to the City Council at least annually on possible amendments to the Plan or development regulations.

**Policy 3:** Amendments to the Plan should not be made more frequently than once every year, except in emergencies.

**Policy 4:** All proposed Plan amendments in any one year shall be considered concurrently so that the cumulative effect of the various proposals can be determined.

**Policy 5:** When any Plan amendments are proposed, the same public hearing procedure should be followed as for initial adoption: at least one Planning Commission public hearing and one City Council public hearing.

**Policy 6:** The City shall take action to review, and if necessary revise, the City's Comprehensive Plan and implementing ordinances at least every seven years to ensure compliance with the GMA, in accordance with the procedures and schedules listed in RCW 36.70A.130.

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## LAND USE / URBAN GROWTH AREA

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### TOPICS

- Purpose
- Referenced Plans
- Background
- Urban Growth Area
- Olds Station and Sunnyslope
- Arterial Corridors
- Infill
- Districts/Neighborhoods
- Coordinated Planning
- Goals & Policies
- Implementation

### **PURPOSE**

The Growth Management Act requires a Land Use Element. It is the heart of the entire Comprehensive Plan. All other elements are interrelated with and are affected by the Land Use Element. The Element establishes the land use pattern which is a strong determinant of the character, quality and culture of Wenatchee. This chapter reflects the vision and values of citizens while attempting to balance the diverse land use needs. It provides for an adequate supply of residential, commercial, industrial, public facility, and natural resource land.

### **REFERENCED PLANS**

The Growth Management Act requires that lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools and other public uses be identified in the plan. These facilities are either identified in the Land Use Map, or are included in

another element of this plan, or are included in other plans that are adopted by reference. Plans adopted by reference, as now or hereafter amended, include:

- *City of Wenatchee Comprehensive Stormwater Management Plan*
- *City of Wenatchee Comprehensive Sewer Plan*
- *City of Wenatchee Sewer Facilities Plan*
- *City of Wenatchee and Regional Water Plan*
- *Chelan County Solid Waste Management Plan*
- *Wenatchee Valley Transportation Council's Confluence 2025: A Strategic Transportation Plan for Wenatchee Valley*
- *City of Wenatchee's Six Year Transportation Improvement Program 2009-2014*
- *City of Wenatchee Capital Facilities Plan 2009-2014*
- *Greater Wenatchee Bicycle Advisory Board's Master Plan*

### **BACKGROUND**

Poised at the confluence of the Wenatchee and Columbia Rivers, the city of Wenatchee serves as the major cultural and economic hub of north central Washington. With 29,920 residents, Wenatchee is currently the 34<sup>th</sup> largest city in the state of Washington. The 4,725 acres currently within city limits are framed by the rivers and foothills surrounding the community. Of all cities in Washington State, Wenatchee places 12<sup>th</sup> in terms of people per square mile.

Wenatchee experienced strong growth in the 1990s. Between 1990 and 2000, Wenatchee's population grew 28%, similar to the growth rate of Chelan County (27%). Wenatchee's population represented 42% of

the total county population during both census years.

Migration into Wenatchee and Chelan County comprised 71% of this growth pattern. Net migration for the County is expected to be 5,309 from 2000 to 2010, accounting for approximately 57% of total growth.<sup>1</sup>

**Table 1: Population, 1990 and 2000**

Location	Year		Percent Change 1990-2000
	1990	2000	
Wenatchee	21,756	27,856	28%
Chelan County	52,250	66,616	27%
Washington	4,866,692	5,894,121	21%

Source: U.S. Census.

In terms of ethnicity, Hispanics make up a larger percent of the population in Wenatchee than in the county or the state. Between 1990 and 2000, the Hispanic population of Wenatchee grew by 220% to 5,996.

### **Population Projections**

The Office of Financial Management (OFM) released population projections in February of 2002. These projections provided three alternative growth scenarios for Chelan County and its incorporated cities to consider: a high, medium, and low projection. Table 2 identifies the three growth projections for the county.

**Table 2: Chelan County OFM Population Projections**

	2000	2005	2010	2015	2020	2025
Low	66,616	67,913	71,015	74,146	76,848	79,176
Intermediate	66,616	71,169	75,993	81,056	85,864	90,461
High	66,616	74,443	81,009	88,027	94,966	101,859

<sup>1</sup> Washington State Office of Financial Management (OFM), 2004.

The cities and Chelan County chose to plan for the high projection as they felt it best matched the high rates of growth being experienced within the County and would provide sufficient room for growth in the twenty year planning period without artificially inflating development costs.

Table 3 (below) notes the population projection allocations by urban growth areas (UGA) to the year 2025, as agreed to by Chelan County and the cities within. Wenatchee must plan for an additional 16,945 people.

**Table 3: 20 Year Population (New Growth) Allocations**

	Wenatchee UGA	Other UGAs	Rural and Resource Lands	Chelan County Total
Projected Growth (Persons)	16,945	11,610	3,793	35,348

### **Housing Projections**

The expected population increase for the Wenatchee urban area creates a demand for housing. Table 4 below identifies the housing demand based on the population projections of 8,375 housing units. This projection is based on the average household size in Wenatchee and includes a market factor of 25% designed to preclude a scarcity of land supply for urban uses.

**Table 4: Housing Forecast**

Population Forecast	Avg. Household Size	Housing Demand	Market Factor	Total Housing Units
16,945	2.53	6,700	25%	8,375

### **Existing Land Use**

Residential land use dominates the land use in Wenatchee, with over 60% of the land use in Wenatchee. Slightly more than 10% of the urban area is used for commercial purposes.

**Table 5: Land Use Inventory (County Assessor)**

<b>Land Use</b>	<b>Acres</b>	<b>% of Total</b>
Civic & Cultural	78	1.5%
Commercial	538	10.5%
Industrial	216	4.2%
Multi-family	188	3.7%
Parks & Open Space	199	3.9%
Public Facilities	526	10.3%
Resource Lands	206	4.0%
Single Family	2,948	57.4%
Undeveloped	234	4.6%
<b>TOTALS</b>	<b>5,136</b>	<b>100.0%</b>

### **URBAN GROWTH AREA**

The Growth Management Act requires an urban growth area be established that is sufficient to accommodate population and employment growth for the next twenty years. The Growth Management Act also encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. In 2005, the City and County agreed to an expansion of the urban growth area that includes the Sunnyslope residential area. Yet, will that expansion be sufficient (or inadequate) to meet future growth needs?

For the purpose of calculating land demand for the urban growth area, the planned residential densities of 6.22 housing units (h.u.) per net acre from the low-density residential district were used. While this density may be less than ideal for encouraging growth in an efficient manner, it is a higher density than the pattern of development that has been occurring (2.2 h.u./net acre).

Table 6 combines the calculation of housing potential on all vacant lands

within the city, the Waterfront sub-area and the 2005 Urban Growth Area (not including Sunnyslope).

**Table 6: Potential Housing Units in City and 2005 Urban Growth Area**

	<b>Housing Units</b>
Unrestricted (mostly flat) Land	1,972
Restricted (slope, access, etc.) Land	1,065
Wenatchee Waterfront	1,440
<b>Totals</b>	<b>4,477</b>

Table 6 shows that existing vacant land within the previous urban growth area cannot accommodate the population forecasts, with a deficit of 3,898 housing units left to accommodate. An inventory of the Sunnyslope target area shows the vacant land available and the housing potential that it could provide. This is shown in Table 7.

**Table 7: Sunnyslope Vacant Land and Housing Potential**

<b>Net Acres</b>	<b>Housing Densities</b>	<b>Housing Units</b>
381	6.22	2,370

Table 7 shows that the Sunnyslope area cannot accommodate the rest of the projected housing units, falling short by 1,528 housing units. Since the population allocation is based on the "high" OFM estimate, it is possible that the total housing units will not be necessary. Alternatively, the deficit can be accommodated by several strategies, including:

1. Mandate density. The city could require that new subdivisions in targeted areas meet minimum density standards.
2. Infill. The city could adopt an aggressive strategy for infill development and higher densities.
3. Expand UGA. The city could expand the urban growth area. Options include some of the foothills around the city, up the canyons, west towards Monitor, or

south/east towards Malaga and Mission Ridge.

### **OLDS STATION AND SUNNYSLOPE**

The interim Sunnyslope Urban Growth Area is estimated to accommodate 2,370 housing units at a density of over 6 units per acre. Lower densities, based upon current development patterns, will reduce the housing potential of Sunnyslope. The Olds Station area includes land and buildings for industrial and other economic development opportunities.

Planning for the Sunnyslope and Olds Station area is led by Chelan County and a sub-area plan will be incorporated into the city's comprehensive plan. The city has a couple of clear interests in the area, such as:

1. Ensuring that the projected number of housing units can be accommodated through land use and infrastructure plans.
2. Providing strategies for the extension of sanitary sewer that will be provided by the city.
3. Ensuring that level of service standards for public facilities and services in the area are consistent with city standards.
4. Ensuring that industrial land uses are protected in the area.
5. Coordinating development with traffic impacts on North Wenatchee Avenue.

### **ARTERIAL CORRIDORS**

Arterial corridors, such as Wenatchee Avenue, 5<sup>th</sup> Street and Western Avenue, are the linking elements of the City. They provide mobility to citizens between and within districts. Corridors provide connections between different areas and destinations within Wenatchee, as well as to places beyond. These corridors carry the largest volume of traffic.

There are two types of corridors: commercial corridors and residential corridors. In commercial areas along such corridors, the development has been predominately auto-oriented. Where these arterials bisect traditionally residential areas, many non-residential uses, such as schools, churches, public facilities and some businesses have already located.

Land uses along these Corridors should consider the following:

1. Circulation. Any land use should minimize impacts to circulation by combining access points, providing turn pockets, and ensuring safety.
2. Non-residential. The corridors that bisect residential neighborhoods provide visibility for non-residential uses (e.g. churches, small businesses and schools) and are usually compatible with adjacent uses.
3. High Density Residential. Town homes and multi-family could be considered a compatible land use in residential neighborhoods along these corridors.
4. Pedestrian Scale. Strategies to reduce the clutter and auto-orientation of commercial corridors should be pursued.



## **INFILL**

With growth constrained by the physical features of the foothills and the Columbia River, development trends will naturally focus on increased density and height within the City. Based on the urban growth area study, infill development needs to accommodate at least 1,500 housing units. This figure will be higher if development does not occur at the projected densities contained in the study.

Residential development within Wenatchee is primarily single family homes. Whereas approximately 15% of the land base is designated for multi-family, only 3.7% is used as such. This is true in spite of the fact that less than 25% of the new residential market is families with children, resulting in an increased demand for housing options beyond the single family home.

There are many infill strategies that could be considered including:

1. Arterial Corridors. Identify opportunities for townhouses and multi-family units along arterials in the city.
2. Accessory Apartments. Providing more opportunities for accessory apartments or “granny flats” in all areas of the city.
3. Mixed Use. Provide for upper floor and ground floor residential uses in appropriate commercial areas.
4. Smaller Lots. Allow narrow lots or alternative housing options, such as cottage style housing that increase density.

## **DISTRICTS/NEIGHBORHOODS**

Wenatchee is composed of several districts and neighborhoods. Some of these include:

- ❖ Downtown
- ❖ Waterfront
- ❖ North Wenatchee Avenue
- ❖ South Wenatchee
- ❖ Canyons and Foothills
- ❖ Grandview Historic District

### **Downtown**

Wenatchee’s downtown can be considered the heart and soul of the community. Retail, restaurants, banks, small offices, theaters, arts and entertainment thrive in this location. Downtown has faced—and survived—competition from big-box retailers that have come into the area in the last fifteen years. What’s more, Wenatchee received the Great American Main Street Award in 2003.

Options to consider for downtown include:

1. Architectural Design. New construction and alterations to buildings should protect the architectural and historical character.
2. Ground Floor Retail. Limiting ground floor uses to pedestrian oriented retail, services or entertainment, and prohibiting non-pedestrian uses such as offices and churches.
3. Upper Story Residential. Residential uses in the downtown provide opportunities for services and entertainment after typical “business hours”.

**Waterfront**

The City adopted the Wenatchee Waterfront Sub-Area Plan in 2004. For years, the waterfront was a neglected part of our community, bisected by the railroad and discarded as industrial lands. The waterfront plan sought a new direction by encouraging development that takes advantage of the waterfront location and builds on the amenities provided by the parks, trail, river, and close proximity to downtown. Pedestrian oriented development is encouraged, along with residential uses. Industrial uses are limited to select areas that will likely continue to be viable for the foreseeable future.

**North Wenatchee Avenue**

Many citizens and visitors have complained about the visual appearance of North Wenatchee Avenue. For those that don't recall, however, this stretch of commercial development used to lack sidewalks and had overhead electrical lines. In the late 80's and early 90's, an effort was made to improve the appearance of the Avenue. Still, this district represents the gateway and first impression to our community.

Options to consider in this area include:

1. Congestion. This corridor is near the limits for meeting level of service standards. See Transportation chapter for more information on strategies to reduce congestion.
2. Design. Enhancing the appearance of this stretch through landscaping, medians, reduction of signage, parking lot placement and building design could be pursued.
3. Pedestrian Scale. Creating an area as a distinct destination through

shared parking, sidewalks, design standards and other amenities would create a destination for the corridor and break up the auto-oriented uses.

**South Wenatchee**

The City targeted South Wenatchee as the priority for the neighborhood program established in 1998. This neighborhood is characterized as largely Hispanic with low- and moderate-income households.

- *One out of every four youth in the neighborhood is in poverty*
- *Nearly half of the residents in the neighborhood are Hispanic, compared to 20% in the city*
- *Three of four Census block groups in the neighborhood are amongst the lowest median household incomes in the state*
- *Residents rely on public transportation and non-motorized routes twice as much as other city residents*
- *Nearly 72% of households are renter occupied, compared to only 42% in the city*
- *Almost half of the homes in the neighborhood were built before 1939, and over 84% were built prior to 1970*

The City has been working aggressively on strategies to revitalize South Wenatchee, but much still needs to be done. Some of the recent efforts and accomplishments include:

- Construction of a new Community Center located at the former St. Joseph's Catholic Church,
- Rehabilitation of homes in the neighborhood as part of the city's Community Development Block Grant program,
- Construction of new homes by Habitat for Humanity,
- Construction of new sidewalks, including several pending segments,
- Installation of street lights,
- Increased enforcement of nuisance issues, like junked cars,

- Establishment of a Police Neighborhood Resource Team and substation.

The South Wenatchee residential area has received considerable attention over the past several years. However, there has been little attention given to the economic development and revitalization of the commercial district. In several neighborhood meetings, we have heard the request for a grocery store in the neighborhood.

Some options to consider in South Wenatchee include:

1. Strengthen Residential Neighborhood. Continue to support increased home ownership and consider reduction of multi-family zoning.
2. Provide Commercial and Neighborhood Focus. Improving and/or creating a distinct commercial business district area would benefit the neighborhood. Concepts such as a mercado or town square with entrepreneurial opportunities could be pursued.
3. Residential Development. The largely Hispanic population tends to favor single family homes and extended families. Providing for narrower lots and other innovative development might provide more home ownership opportunities at an affordable price.

### ***Canyons and Foothills***

Number One and Number Two canyons have seen increased development pressure. These canyons are subject to flooding and have limited secondary access routes, which are especially important during emergency events.

The foothills to the west of Wenatchee are an under-appreciated natural treasure; ideal for wildlife viewing and recreation. As development creeps up the hillsides, the community is beginning to realize how special the foothills are and how great a loss it would be if the public is denied access to these areas. However, public access and use of the foothills' recreational resources impacts dozens of landowners and is an issue for the entire Wenatchee community to discuss.

Issues facing the canyons and foothills to the west of the city center include:

1. Secondary Access Routes. Finding a secondary access route in the event of emergencies and/or limiting new development until such routes are established.
2. Preserving Open Space. Limiting urban development in the foothills and encouraging acquisition of significant parcels for public purposes or conservation.
3. Trails. Encouraging the development of trails for public recreational use.

### ***Historic Districts***

The city established its first historic district (Grandview) in 2005. This is largely a residential district to the south and west of the County courthouse. Other opportunities for historic districts might be found, including the downtown area.

## **COORDINATED PLANNING**

The city has enjoyed mutually beneficial, coordinated planning efforts with Chelan County and other regional agencies. The City and County have entered into agreements on several occasions, including:

- 1) An agreement that the County adopts the City's plan and development standards for the unincorporated parts of the urban growth area; and
- 2) An interlocal agreement regarding planning and revenue sharing for Olds Station and Sunnyslope.

The city has also worked cooperatively with other agencies on long-range transportation planning. A regional agency (Wenatchee Valley Transportation Council) was created in 2003 to develop a coordinated transportation plan for the greater metropolitan urban area, including East Wenatchee and Rock Island.

Other cooperative efforts include coordinated parks and recreation plans, economic development and regional dispatch services, to name a few.

## GOALS AND POLICIES

**URBAN GROWTH AREA – *Promote a compact urban form that encourages infill and discourages sprawl within a well-defined boundary.***

**Policy 1:** Discourage development on the hillsides surrounding the city to preserve open space and public safety.

**Policy 2:** Ensure that sufficient land is set aside for urban growth for population and economic growth.

**Policy 3:** Urban growth shall occur within urban growth boundaries where adequate public utilities and services exist or can be provided in an efficient manner.

**Policy 4:** Due to physical constraints and limits on density, the City should limit allocation of new population growth to the Wenatchee Urban Area unless the Urban Growth Area is increased in size to accommodate the projected growth.

**Policy 5:** Wenatchee's Urban Growth Area should be reviewed and revised at least once every ten years to accommodate the urban growth projected to occur in the urban area for the succeeding twenty-years.

**PROPERTY RIGHTS – *Protect property rights from arbitrary and discriminatory actions.***

**Policy 1:** Ensure all proposed regulatory or administrative actions do not result in an unconstitutional taking of private property, in accordance with RCW 36.70A.370.

**Policy 2:** Procedures for avoiding takings, such as variances or exemptions, should be maintained in the City's regulatory scheme.

**ARTERIAL CORRIDORS – *Provide opportunities for infill, redevelopment and neighborhood services along the city's arterial corridors that traverse residential neighborhoods.***

**Policy 1:** New services, conveniences, and/or gathering places will be supported in an existing neighborhood that lacks such facilities, provided they meet performance and architectural standards respecting the neighborhood's positive characteristics, level of activity, and parking and traffic conditions.



**Policy 2:** New residential infill development will be supported along the corridors, consistent with the neighborhoods existing positive characteristics and subject to architectural standards.

**Policy 3:** Adopt standards for development along corridors to promote clustering of uses.

**OLDS STATION AND SUNNYSLOPE**  
***– Coordinate with Chelan County to address public facilities, services and housing issues.***

**Policy 1:** Work to ensure that sanitary sewer systems are extended to the urban area in a timely manner.

**Policy 2:** Chelan County should adopt land use controls that work towards meeting housing targets.

**INFILL** – ***Promote infill opportunities within the urban area.***

**Policy 1:** Provide incentives for quality developments at higher densities, such as narrow lots or cottage style housing.

**Policy 2:** Support the development of “granny flats” and accessory apartments within all residential areas.

**Policy 3:** Encourage and promote residential uses on upper floors in business districts.

**Policy 4:** Consideration will be given to the neighborhood in determining acceptable intensity and character of infill and redevelopment.

**Policy 5:** Ensure that higher density development includes usable open space within the development or within walking distance (1/4 mile) to development.

**COMMERCIAL DISTRICTS** – ***Work to promote distinct commercial and business districts to serve citizens and visitors of our city.***

**Policy 1:** Differentiate various commercial districts in terms of physical character, types of business, pedestrian orientation, and site configuration. The districts should not be thought of as one homogeneous corridor.

**Policy 2:** Different types of uses should be encouraged to cluster at separate points to create special sub-districts.

**Policy 3:** Build on various districts’ positive assets as a welcome alternative to corporate logos and homogeneous architecture.

**Policy 4:** Provide opportunities for expansion of existing or new neighborhood commercial areas to better serve neighborhoods.

**INDUSTRIAL DISTRICTS** – ***Ensure that the city and county set aside sufficient land for industrial opportunities.***

**Policy 1:** Support Chelan and Douglas counties in designation of industrial areas both within and outside of urban growth areas where compatible with adjacent development.

**Policy 2:** Protect the viability of Wenatchee’s limited industrial areas by restricting incompatible development adjacent to these uses.

**Policy 3:** Provide opportunities for light manufacturing and flexible space, such as foundries and welding, within some of Wenatchee's commercial districts.

### **DOWNTOWN – Strengthen the vitality of downtown.**

**Policy 1:** Promote activity at the street level through appropriate uses in buildings, art and street amenities, and encourage offices and residential development in upper floors.

**Policy 2:** Promote expansion of the downtown and connection with adjacent districts, such as the waterfront and courthouse.

**Policy 3:** Provide infill opportunities and retail market support by encouraging residential development downtown.

### **WATERFRONT -- Encourage positive redevelopment that enhances the community's most precious resource – its waterfront.**

**Policy 1:** Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements.

**Policy 2:** Provide a variety of housing types on the waterfront to increase pedestrian activity and vitality, increase the market for area businesses, and accommodate a significant share of the city's projected population growth.

**Policy 3:** Encourage office uses on the waterfront as a secondary use.

**Policy 4:** Maintain viable industrial uses in the waterfront area where related access and use impacts to the development nodes can be mitigated.

**Policy 5:** Promote quality development to strengthen the waterfront's character and sense of identity.

### **SOUTH WENATCHEE – Promote the continued revitalization of South Wenatchee.**

**Policy 1:** Review residential development standards to promote infill development compatible with the neighborhood.

**Policy 2:** Seek opportunities to create distinct commercial districts in South Wenatchee that serves the neighborhood and urban area.

### **RESIDENTIAL DEVELOPMENT – Promote increasingly attractive neighborhoods with convenient access to services.**

**Policy 1:** Promote higher densities along major corridors and in existing neighborhoods already characterized by density.

**Policy 2:** Discourage lower density development on flat, easily developed ground.

**Policy 3:** Enhance Wenatchee's residential neighborhoods with more services, open space, and pedestrian/bicycle improvements to support appropriate infill development.

**Policy 4:** Provide more green space, community gardens and quality streetscapes with street trees and sidewalks.

**Policy 5:** Adopt more flexible design standards for residential development that will permit the construction of different housing types compatible with surrounding neighborhoods.

**Policy 6:** New non-residential development in existing residential neighborhoods should be designed (landscaping and building design) and operated (traffic, noise, lighting, hours) to be compatible with the existing neighborhood.

**Policy 7:** Family daycare providers (as defined in RCW 74.15.020) may be permitted in a residential dwelling in all residential and commercial zones as conditioned by RCW 36.70.450.

**CANYONS AND FOOTHILLS – *Conserve open space in the foothills surrounding the city and ensure appropriate development in the canyons.***

**Policy 1:** New residential development at the edge of the urban growth area should not impact the open qualities of the hillsides or disrupt the small-scale qualities of existing neighborhoods.

**Policy 2:** Carefully consider new development in the canyons for impacts from flooding, circulation and other emergencies.

**COORDINATED PLANNING – *Continue to work cooperatively within the region to address transportation, public services and facilities, and land use.***

**Policy 1:** Encourage Chelan County to continue implementation of the City's Comprehensive Plan and development regulations within the planning area.

**Policy 2:** Support the development of regional public and commercial facilities, such as the airport, landfills, industrial parks, Mission Ridge, medical facilities and academic institutions.

**Policy 3:** The City will work with Chelan County and other regional entities to identify lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses.

**Policy 4:** Ensure the goals and policies of the City's Comprehensive Plan are consistent with Chelan County's County-wide Planning Policies.

**NEIGHBORHOODS – *Utilize neighborhood planning as a way to tailor the comprehensive plan and implement it in areas that reflect the neighborhood's history, character, current conditions, needs, values, vision and goals.***

**Policy 1:** Recognize neighborhood planning and implementation as critical tools for refining and turning into a reality the vision of the Comprehensive Plan.

**Policy 2:** Give all community members the opportunity to participate in shaping the future of their neighborhoods.

**Policy 3:** Build strong, effective strategies for developing and implementing neighborhood plans.



**Policy 4:** New non-residential development in existing residential neighborhoods should be designed (landscaping and building design) and operated (traffic, noise, lighting, hours) to be compatible with the existing neighborhood.

**NEIGHBORHOOD PLANS – *The following neighborhood plans are adopted by reference and incorporated as if fully set forth herein:***

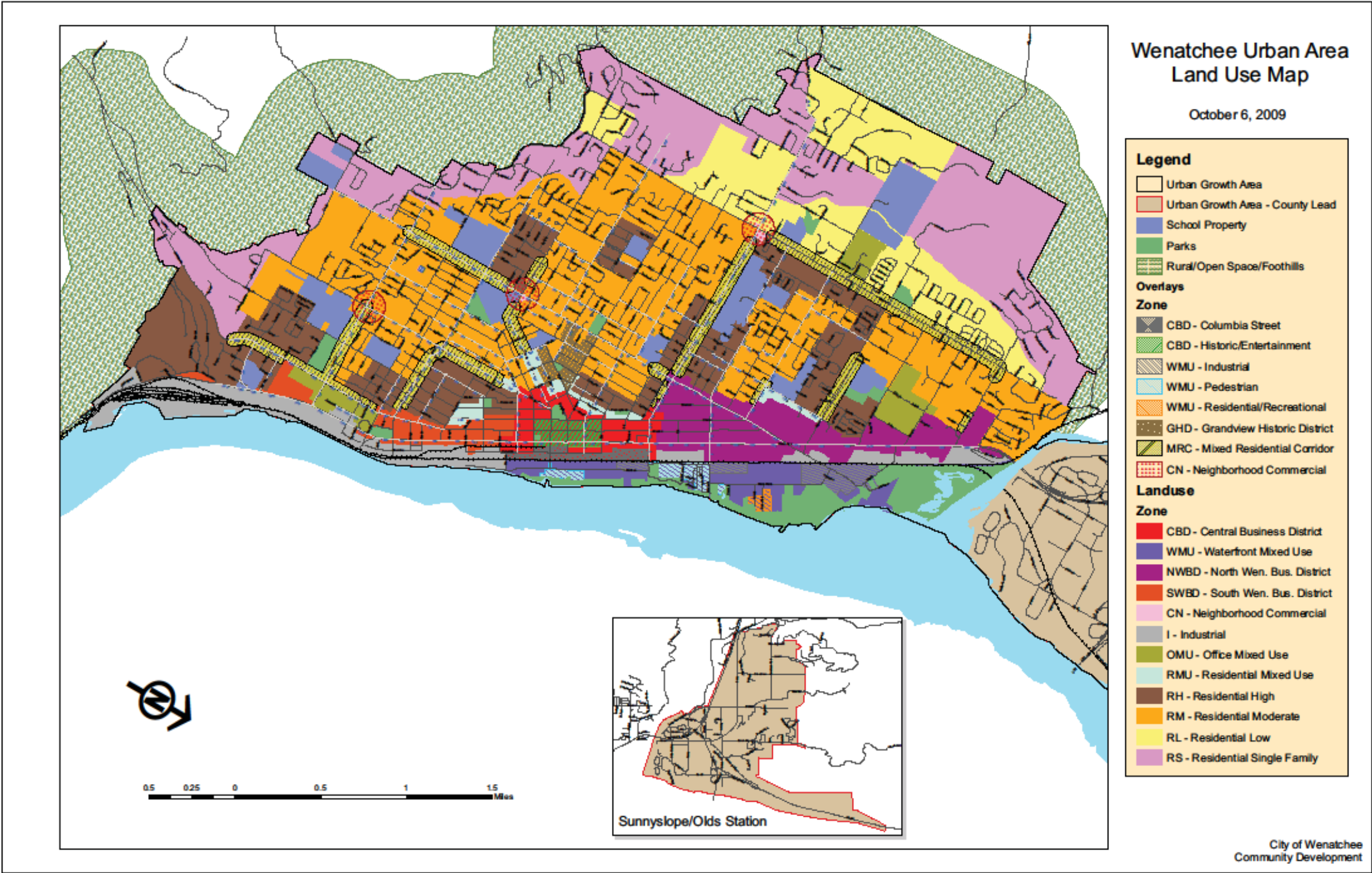
- Wenatchee Waterfront Sub-Area Plan
- Central Business District Sub-Area Plan
- Sunnyslope Sub-Area Plan

## **IMPLEMENTATION**

The conceptual land use map proposes land use categories for Wenatchee. The following table reflects the beginning elements of the zoning and development standards that might be adopted to implement this plan.

<b>District</b>	<b>Primary Uses</b>	<b>General Development Standards</b>
<b>Central Business District</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>Ground floor retail, food and beverage, entertainment</li> <li>Governmental offices</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Upper floor offices</li> <li>Upper floor residential</li> <li>Limited light manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Limited on-site parking</li> <li>Architectural design controls</li> <li>Tallest buildings</li> <li>No setbacks or lot coverage limits</li> <li>Design Controls on buildings and parking lots</li> <li>Signage controls for illumination, sandwich boards, off-premise, size and location</li> </ul>
<b>North Wenatchee Business District</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>Retail</li> <li>Restaurants</li> <li>Banks and services</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Upper floor residential</li> </ul>	<ul style="list-style-type: none"> <li>4 to 6 story height limit</li> <li>Landscaping and signs</li> <li>Access control</li> <li>Develop pedestrian destination or orientation</li> <li>Work on entrance and gateway improvements (landscaping, signage, public art, etc.)</li> </ul>
<b>South Wenatchee Business District</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>Ground floor retail, food and beverage, entertainment</li> <li>Professional services</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Light manufacturing</li> <li>Auto repair</li> <li>Upper floor residential</li> </ul>	<ul style="list-style-type: none"> <li>Identify blocks for ground floor pedestrian activity</li> <li>Four story height limit</li> <li>Work on entrance and gateway improvements (landscaping, signage, public art, etc.)</li> </ul>
<b>Waterfront</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>Development varies by node</li> <li>Ground floor retail, food and beverage, entertainment</li> <li>Residential</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Limit industrial activity to active areas</li> <li>Upper floor offices</li> <li>Upper floor residential</li> </ul>	<ul style="list-style-type: none"> <li>Land use controls applicable to land along Columbia Riverfront</li> <li>Architectural design controls</li> <li>Emphasis on connection with waterfront</li> <li><u>Height</u>: 4 to 6 stories</li> </ul>
<b>Mixed Residential Corridor</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>One to four family residential</li> <li>Schools, churches, public buildings</li> <li>Adult homes</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Apartments</li> <li>Neighborhood services</li> <li>Professional offices</li> </ul>	<ul style="list-style-type: none"> <li>Architectural controls on multi-family and non-residential development</li> <li>Development limited to suitable locations only</li> <li>Focus on intersection development as first phase</li> <li>Could require road improvements</li> <li>Landscaping required</li> <li>Signs strictly limited</li> </ul>

District	Primary Uses	General Development Standards
<b>Office &amp; Residential Mixed Use</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>One to four family residential</li> <li>Professional offices</li> <li>Neighborhood services</li> <li>Medical centers</li> <li>Apartments</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Retail and food service</li> <li>Light manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Mixed use zone suitable for residential, professional office, and in some limited areas, light industrial uses</li> <li><u>Height</u>: 2-4 stories</li> </ul>
<b>Neighborhood Commercial</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>Neighborhood services, such as banks, convenience store, bakery, coffee, book stores</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Upper floor residential uses</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood commercial zone intended to provide services at a neighborhood level</li> <li><u>Height</u>: 4 stories</li> </ul>
<b>Industrial</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>Manufacturing</li> <li>Auto repair</li> <li>Warehouses and storage</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Commercial uses that provide services</li> </ul>	<ul style="list-style-type: none"> <li>Industrial land uses</li> <li>Allow commercial uses in industrial land uses</li> <li><u>Height</u>: 6 stories</li> </ul>
<b>Residential Single Family</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>Single family</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Accessory Dwelling Units</li> <li>Agricultural uses</li> <li>Home based business</li> </ul>	<ul style="list-style-type: none"> <li>Very low density residential suited for outlying areas</li> <li><u>Density</u>: 4-6 units per acre</li> <li><u>Height</u>: 2 stories</li> </ul>
<b>Residential Low</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>Single family</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Accessory Dwelling Units</li> <li>Agricultural uses</li> <li>Home based business</li> </ul>	<ul style="list-style-type: none"> <li>Low density residential single family development</li> <li><u>Density</u>: 6-8 units per acre</li> <li><u>Height</u>: 2 stories</li> </ul>
<b>Residential Moderate</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>1 to 2 family</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Accessory Dwelling Units</li> <li>Agricultural uses</li> <li>Home based business</li> </ul>	<ul style="list-style-type: none"> <li>Moderate density residential development</li> <li><u>Density</u>: 8-20 units per acre</li> <li><u>Height</u>: 2 - 3 stories</li> </ul>
<b>Residential High</b>	<b>Primary Uses:</b> <ul style="list-style-type: none"> <li>1 to 4 family residential</li> <li>Apartments</li> </ul> <b>Secondary Uses:</b> <ul style="list-style-type: none"> <li>Adult care facilities</li> <li>Home based business</li> </ul>	<ul style="list-style-type: none"> <li>Mixed residential densities suitable to a variety of housing choices depending on location and compatibility with neighborhood</li> <li><u>Density</u>: 10 - 40 units per acre</li> <li><u>Height</u>: 3 - 6 stories</li> </ul>



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## TRANSPORTATION

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### TOPICS

- Purpose
- Referenced Plans
- Background
- Inventory
- Level of Service
- Funding
- Regional Connectivity
- Foothills and Canyons
- System Maintenance & Safety
- Pedestrians, Bicycles & Transit
- Parking
- Transportation Demand Management (TDM)
- Goals and Policies

amended, into this Transportation Chapter:

- Wenatchee Valley Transportation Council's *Confluence 2025: A Strategic Transportation Plan for Wenatchee Valley*
- City of Wenatchee's *Six Year Transportation Improvement Program 2007-2012*
- *City of Wenatchee Capital Facilities Plan 2008-2013*
- *City of Wenatchee 2005 Street Preservation and Maintenance Program Evaluation*
- Greater Wenatchee Bicycle Advisory Board's *Master Plan*

### PURPOSE

The Transportation Chapter aims to increase the mobility, accessibility, and safety of the road network, in coordination with enhancing the multimodal nature of the transportation system and encouraging viable alternatives to the single-occupant automobile.

This chapter includes: a brief inventory of transportation facilities, adopted level of service standards, and a discussion of current and future system needs and strategies for meeting demands including utilizing demand management and non-motorized transportation.

### REFERENCED PLANS

Several existing plans hold important information for painting a comprehensive transportation overview of our urban area. Rather than reiterating their information, these plans are adopted by reference, as now and hereafter

### BACKGROUND

Wenatchee's transportation system is primarily centered on the private automobile. There are ever increasing driver numbers and resulting traffic congestion on the road system. As the urban area continues to grow, new roadways, bridges, and the expansion of existing roadways in conjunction with continuous maintenance will be required.

This Plan expands the multi-modal nature of our transportation system. This is achieved, in part, by adopting land use policies that reduce the need for automobile travel. Strategies include providing opportunities for greater residential densities close to employment and transit routes, promoting compatible infill in established neighborhoods, as well as encouraging a mix of uses in commercial and surrounding areas. Facilitating modes other than the automobile also necessitates planning for and reviewing such systems in a comprehensive manner for the entire urban area.



Due to Wenatchee's status as the regional urban center, however, the city transportation network is significantly affected by traffic generated from outside the city limits. This presents a significant challenge in utilizing land use and transportation planning policies to encourage infill development and maintain a compact urban area while managing increasing traffic congestion on the transportation network generated outside the planning area.

As such, local transportation planning takes place within the context of greater regional efforts. Goals and policies are informed by and consistent with, the Wenatchee Valley Transportation Council's (WVTC) *Confluence 2025 – A Strategic Transportation Plan for the Wenatchee Valley*. As the Metropolitan Planning Organization (MPO) for North-Central Washington, the WVTC is the local government consortium responsible for regional transportation in the urbanized area of Wenatchee, East Wenatchee and Rock Island. Regional level of service standards, transportation system analyses, and a prioritized transportation improvement program for the region are developed by WVTC.

## **INVENTORY**

Wenatchee's transportation system is already multimodal in nature. In addition to its road network, the city's system includes Link Transit with intra-city and intercity routes and an expanding network of on-road and off-road pedestrian and bicycle facilities. Inter-regional transportation services include the Pangborn Memorial Airport, Amtrak, and Northwestern Trailways. Columbia Station, a nationally recognized multimodal transportation center, connects these forms of transportation in downtown.

## ***Streets/Roadways/Highways***

The City of Wenatchee's street system includes approximately 108 miles in total. For a more detailed inventory, refer to the *City of Wenatchee 2005 Street Preservation and Maintenance Program Evaluation*.

Primary streets within Wenatchee's transportation network are classified into three categories:

1. Principal Arterials - Provide access to major activity centers and connections to or along regional traffic ways. Such streets have the highest traffic volumes and are the major commuting routes.
2. Minor Arterials – Provide circulation between Principal Arterials and other activity centers. Streets typically don't exhibit as high of traffic volumes as Principal Arterials.
3. Collectors - Collect traffic from residential areas and connect to Principal and/or Minor Arterials.<sup>2</sup>

The *Wenatchee Urban Area Circulation Map*, depicting all locally classified streets and identified future roadway connections within the transportation network, is included at the end of this chapter.



Columbia Station

<sup>2</sup> Local classifications and definitions are not the same as the federal classifications and definitions.

**Pedestrian & Bicycle Facilities**

Bicycle lanes are typically five foot wide and designated by striping next to the motorized travel lane. The Greater Wenatchee Bicycle Advisory Board (GWBAB) *Master Plan* details seven existing bicycle lanes, not including the Loop Trail. The *Master Plan* also describes 12 existing bicycle routes. Routes have bike signs placed at regular intervals, usually a couple blocks apart. No lane markers are used on routes, with bikes sharing the traveled portion of the roadway with motorized traffic, in addition to using unoccupied parking space when safe. Besides describing existing bicycle facilities, the GWBAB's *Master Plan* proposes future bicycle projects, including lanes, routes, connections and other facilities for non-motorized transportation. A map detailing existing and proposed bicycle lanes and routes can be viewed at the end of the Transportation Chapter.

The Apple Capital Recreation Loop Trail provides circulated travel between Wenatchee and East Wenatchee for bicycles and pedestrians. It is the longest loop trail in Washington State and traverses more than ten miles of Columbia River shore lands. Since completion in 1994, the Loop Trail has been a popular success. The Trail has become a major transportation corridor used by both communities for recreation and commuting alike. It is managed by the Loop Trail Advisory Committee, made up of all managing agencies and stakeholder representatives.

**Transit Facilities**

Link Transit provides bus and paratransit service six days a week. Sixteen routes provide service throughout Wenatchee, several of those connecting to surrounding communities in Chelan and Douglas Counties.

In addition to Link Transit service, there are two westbound intercity bus routes and a single eastbound route provided daily by Northwestern Trailways.

**Rail Transportation**

Amtrak's *Empire Builder* offers daily westbound rail service in the early morning and eastbound service in the late evening.

**Air Transportation**

Pangborn Memorial Airport is co-owned by the Ports of Chelan and Douglas Counties. Four flights, to and from Seattle, are available daily.<sup>3</sup>

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<sup>3</sup> Visit [pangbornairport.com](http://pangbornairport.com) for more information.

## **LEVELS OF SERVICE (LOS)**

Regional level of service standards apply to the regional transportation system identified in *Confluence 2025*. Any regional roadway or segment that does not meet each of three different standards is considered deficient by Wenatchee Valley Transportation Council.

The two performance standards are based on the Highway Capacity Manual LOS D. One standard is measured by the amount of delay experienced by vehicles entering an intersection during the afternoon peak period. LOS D at a signalized intersection means that over the time of one hour, each vehicle should not be delayed longer than 55 seconds; at an unsignalized intersection the delay shouldn't exceed 35 seconds/vehicle, averaged over one hour. The other LOS standard concerns travel time along identified *Regional Mobility Corridors*. At LOS D, if the posted speed is between 30-35 mph then the average travel speed for each vehicle shouldn't drop below 14 mph, averaged over one hour. Regional corridors within Wenatchee include: SR285/N. Wenatchee Ave, Wenatchee Ave, West Wenatchee (Maiden Ln, Western Ave, & Cherry St), Miller/Crawford, and 5<sup>th</sup> Street.

Adopted LOS standards for the city road network are consistent with what the WVTC has set for the greater urban region, with the exception of the regional corridor, SR285/North Wenatchee Ave. Given the regional contributions to SR285, the city realizes that limiting development within city limits (as a consequence of transportation concurrency) will not prevent LOS from continuing to drop. Therefore, the city has decided to implement LOS E performance standards for SR285, which is projected to be deficient by 2025.

In addition to implementing regional LOS standards, Wenatchee applies a LOS D for all signalized intersections along locally classified arterials and collectors.

The third regional level of service standard applies to non-motorized transportation. "*All roadways on the regional system should have sidewalks and proposed bicycle facilities should be funded and constructed.*"<sup>4</sup> As such, areas where sidewalks and/or proposed bicycle facilities are not present are considered deficient.<sup>5</sup>

Current City standards require sidewalks along all residential, collector, and arterial roadways. New and re-development occurring along roadways are required to put in sidewalks if they are absent. Although standards are in place now, there are many streets that do not have continuous sidewalks. Eight projects listed within the City's *TIP* include installing or improving sidewalks along currently deficient roadways. Additionally, there is funding set aside for other pedestrian safety improvements throughout the city network.

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<sup>4</sup> *Confluence 2025*. WVTC. Pg C-25.

<sup>5</sup> See *Confluence 2025*: pg C-26 for specific sidewalk deficiencies.



**LOS Performance**

*Confluence 2025* identifies regional roadways and intersections within Wenatchee's UGA that are, or will be, deficient by 2025. The figure on the following page depicts all of the intersections and mobility corridors that are projected to be functioning below or at the adopted LOS D.

Projected Deficient roads and intersections have been identified for improvements within the *Regional Transportation Improvement Program (TIP)*, or within the City's *Six Year TIP 2009-2014*, adequate funding sources are still being pursued.

There is a challenge to transportation concurrency, as stated in *Confluence 2025*:

"The Growth Management Act's transportation concurrency ordinance, in some cases, work against the growth management objectives of cities and counties. For example, a city pursuing compact development in an urban area may be forced to shift development to the urban fringe where traffic congestion is less of a problem.

Transportation concurrency presents another challenge by requiring only one jurisdiction to deny development even when traffic impacts result from development in adjacent cities or counties."<sup>6</sup>

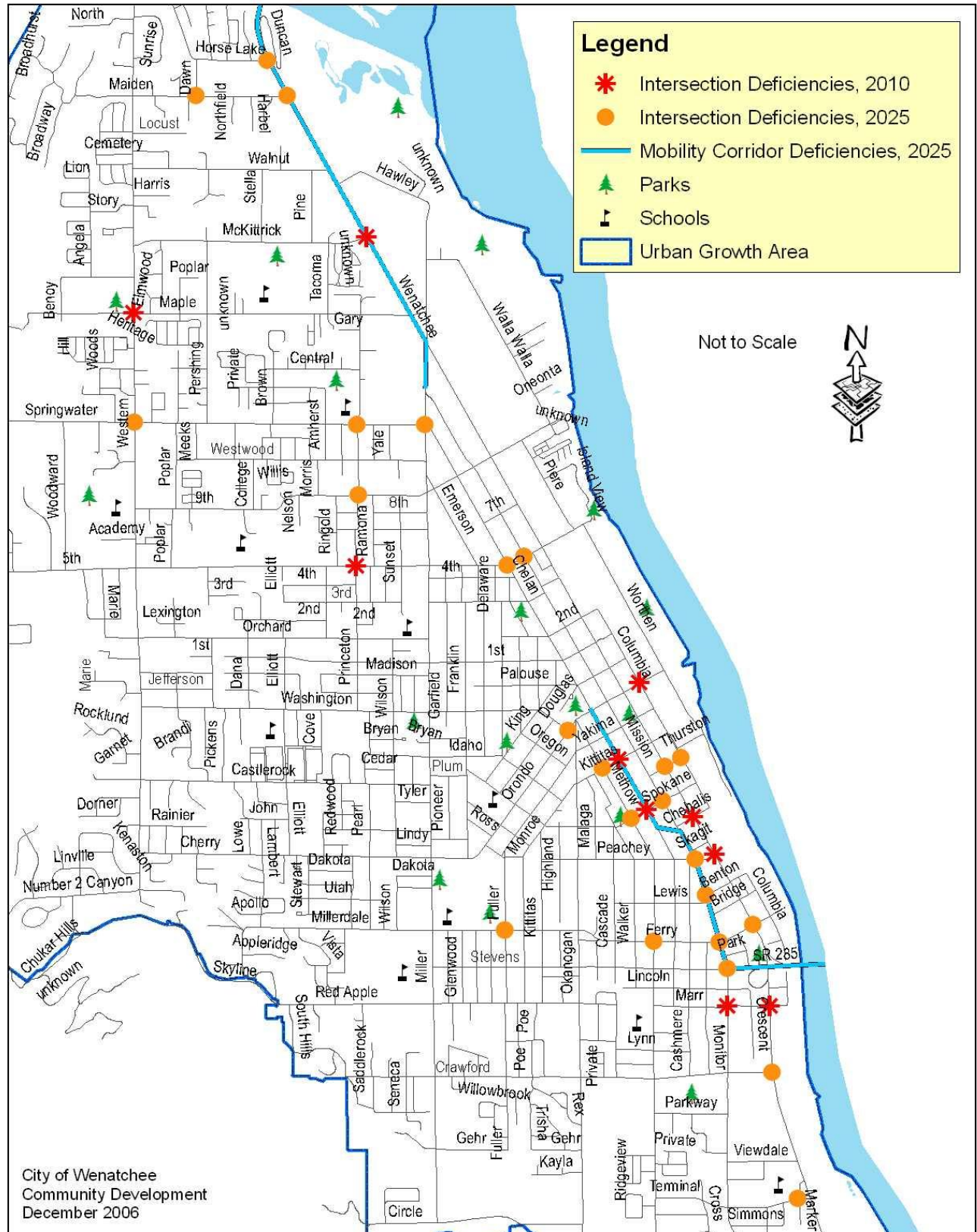
This challenge is apparent for much of Wenatchee's principal road network; finding solutions to improve circulation in the long-term, while not disproportionately placing the burden on city development, is a challenge the city, in cooperation with WVTC, is trying to find solutions to.

While adding capacity to a street may be necessary in some circumstances, continual road widening is not a long-term solution to rush-hour traffic congestion. The transportation policies included within this Plan are focused on managing the transportation network safely and efficiently for all modes without unnecessarily widening arterial streets.

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<sup>6</sup> *Confluence 2025*. WVTC. pg B-5.

## Regional LOS Projected Deficiencies



## **FUNDING**

A recent analysis of the street overlay program found that more than \$1.5 million needs to be annually allocated to this fund due to the rising cost of oil prices, and a closer examination of other issues such as grinding, along with life extension maintenance procedures such as crack sealing and intersection repair. Due to the life cycle of city streets, in some years additional overlays are not anticipated, or are severely reduced in scope. However, due to the large amount of work done in 1998 and 1999, which were financed by bonds, annual project costs are anticipated to significantly increase in 2014. In 2014, when the city's existing bonds for the overlay program are paid off, the city can either re-issue bonds for another large push, or the city could add the revenue from the 1<sup>st</sup> ¼% Real Estate Excise Tax to the Overlay program. An alternative would be to ask the voters for additional authority to pay for street overlays, or additional funding options that might be provided by the state legislature for preservation of city streets.

The City's *Capital Facilities Plan 2009-2014* and *TIP 2009-2014* further outline funding for storm drain, sidewalk, and circulation improvements – including, constructing new roadway segments and various signal upgrades.

The regional transportation plan lists projects that need to be completed over the next 20 years. It identifies which projects can be completed within projected revenues and others that are not expected to fit within funding limits. On a regional level, there are \$60 million of expected revenue tied to localized projects, with \$55 million of additional localized projects expected to exceed

available revenues. In addition, \$485 million are projected for necessary corridor projects; all of which exceeds expected revenue funds.

This significant lack of secure funding for future circulation improvements creates a glaring need to aggressively pursue additional funding sources. Some alternatives include:

1. Regional traffic impact fee applied to new development within city and/or region.
2. Federal and state funding opportunities
3. Collect tolls on a new bridge.

## **REGIONAL CONNECTIVITY**

As the regional urban center, Wenatchee experiences a great influx of out-of-town employees and visitors on a daily basis. This creates traffic bottlenecks during the peak A.M. and P.M. rush hours at the two major points of entry, the George Sellar Bridge to the south and Wenatchee River Bridge to the north. Congestion at these pressure points creates backups and inefficiencies throughout the transportation system. According to economic development officials, potential employers are generally more concerned with this congestion within Wenatchee than the lack of connections to the interstate system. In order to alleviate peak traffic problems, participants in the Comprehensive Plan visioning process and the Wenatchee Valley Transportation Council strategic planning process in 2005, recognized that a third bridge traversing the Columbia would be needed in the future. Shorter-term interventions include improved approaches to the Sellar Bridge, identifying system improvements along North Wenatchee Avenue, and searching for adequate funding.



George Sellar Bridge eastbound approach

Options for regional connectivity to consider include:

4. Bridge Connections. Pursue greater connectivity with a more centrally located bridge across the Columbia River and/or to Sunnyslope and points west with a second bridge across the Wenatchee River.
5. Alternative Modes of Transportation. Significantly improve pedestrian and bicycle facilities (e.g. sidewalks, bike lanes) and transit service, thereby expanding capacity of the existing system's infrastructure.

## **FOOTHILLS AND CANYONS**

Given the difficulties raised by piecemeal development and steep terrain, residential areas in Wenatchee's western foothills are served by a limited number of access points. Combined with limited connectivity (i.e. number of ways to get someplace), reduced access enhances the problem of concentrating traffic on a few major roads during the morning and evening commutes. It also discourages walking and bicycling trips by containing dead-ends (e.g. cul-de-sacs), which lengthens trip.

In addition to causing everyday traffic backups, limited access points present clear dangers in the case of potential natural disasters including wildfires, floods and/or debris flows (i.e. mudslides). In these extreme events, residents would be funneled onto single egress roads, thereby hindering evacuation and threatening lives. A recent analysis found that approximately 550 residential parcels ultimately feed onto 5<sup>th</sup> Street, just west of Woodward Drive. The growing Broadview community includes an estimated 150 parcels funneling onto Maiden Lane, just west of Western Avenue. Other potential trouble areas include developments accessed solely by Number Two Canyon Road and Horse Lake Road.

Options to consider in this area include:

1. Circulation Map. Identify and protect new rights-of-way connecting the western foothills.
2. Foothills Planning. Discourage new development until a more comprehensive plan for the foothills including access, neighborhoods, recreation, critical areas, and disaster preparedness elements can be adopted.

## **SYSTEM MAINTENANCE & SAFETY**

Transportation mobility is dependent on the condition of the system's streets, bridges, bicycle lanes, and sidewalks. The successful maintenance of Wenatchee's existing transportation system promotes mobility, safety, efficiency, and infrastructure preservation. By protecting its infrastructure investments, the City can significantly reduce the need for new and/or replacement facilities in the future.

The City implemented the Street Overlay Program in 1996. The Program focuses on preservation and maintenance of asphalt streets primarily through scheduled overlays based on a street's "life cycle". Resulting out of a program review in 2005, other strategies for preserving roads have been recognized; including: updating City construction standards, making use of crack sealing, grinding, intersection repairs, and more accurate "life cycles".

In addition to maintaining existing facilities, ensuring quality construction in new or reconstructed roadways should increase safety, system efficiency, and extend "life cycles" of streets. As identified in the 2005 review of the Street Overlay Program, updated City construction standards should be adopted so that subsequent roadway development will contribute quality streets.

Many of Wenatchee's streets are designed for motor vehicle travel; by expanding and improving the multi-modal nature of the city's system, safety can increase for all. Amongst the barriers to utilizing alternative transportation facilities is an incomplete transportation system, the classic examples are piecemeal sidewalks and bicycle lanes. Because of the piecemeal nature of development, many bicycle and pedestrian gaps within the system should be targeted by the city as area-wide improvement projects.

Implementation of traffic calming devices such as bulb-outs and signage, among others, can be used to control traffic speeds within neighborhoods and where travel speed is a reoccurring concern. This approach has been

used by several cities to restore and maintain safe and pedestrian friendly neighborhoods.

Options for system maintenance & safety to consider include:

1. Response Maintenance. Focus on projects that keep streets in safe driving conditions such as filling potholes.
2. Prevention. Expand preventative maintenance strategies to extend the useful life of all streets, including revision of construction standards.
3. Enhancements. Support scheduled maintenance and upgrade activities including the Street Overlay Program.
4. System Expansion. Prioritize and carry out projects that improve multi-modal safety such as adding sidewalks, bicycle facilities, improved crossings, and traffic calming devices.

## **PEDESTRIANS, BICYCLES, TRANSIT**

Wenatchee is required to develop a pedestrian and bicycle component within the Transportation Element of the Comprehensive Plan. The aim of this component is to facilitate everyday physical activity through transportation-based approaches. By planning and developing a more attractive, safe and seamless network of bicycle and pedestrian routes, the City can make active forms of transportation to places of employment, learning, and recreation a more viable option for a wider range of residents.

Like the vast majority of communities throughout the country, Wenatchee residents rely on the



Bulb-out at pedestrian crossing



private automobile as their transportation mode of choice for most of their trips. In addition to the car's perceived advantages of mobility, flexibility, privacy, and comfort, transportation mode choice is also a function of the built or planned environment. Residents are far less likely to opt for alternative modes, including transit, walking, or biking, in areas designed around and for the automobile.

Conversely, residents are more likely to consider transportation alternatives in compact neighborhoods and districts with pedestrian amenities, such as adequate sidewalks and/or bike lanes, mixed uses, narrow streets, short blocks, lighting, landscaping, and visually interesting architecture. For trips less than one mile, studies found that a mixing of uses (e.g. residential and commercial in the same area or building) alone generates four times as many walking trips<sup>7</sup> and that walking increases with connectivity (e.g. fewer cu-de-sacs & dead-ends), more intersections and blocks, narrower streets, and greater visual interest<sup>8</sup>. Not surprisingly, walking as a commuting choice varies substantially among Wenatchee's neighborhoods. Whereas almost 7 percent of Historic Center residents walk to work, less than 2 percent of West Wenatchee residents do so.

Physically, roadways often have poorly maintained sidewalks and bike lanes or lack them altogether and feature few well marked pedestrian crossings. The one-ways of Mission and Chelan Avenue encourage higher speeds and cut off adjacent neighborhoods from downtown.

Many streets offer little in terms of visual interest for walkers. Deep building setbacks and large parking lots separate pedestrians from the activity, safety, and sense of enclosure provided by buildings. By strongly discouraging walking and bicycling, these physical and psychological obstacles contribute to traffic congestion and air pollution, limit opportunities for active transportation, and demobilize and isolate non-drivers including children and seniors.

One other important aspect of pedestrian and bicycle network planning is the level of connectivity with public transportation. Public transportation extends the range of employment, recreational, and social opportunities for pedestrians and bicyclists by linking neighborhoods to local and regional destinations. Since its beginning of fixed-route operations in 1991, Link Transit has steadily matured as a viable transportation option in the Wenatchee Valley.

Although transit ridership remains relatively low in proportion to driving alone, that trend has been improving. The percentage of Wenatchee residents taking public transportation to work increased from 0.2 percent in 1990 to 1.1 percent in 2000. An analysis of its routes, however, suggests that there is a physical divide between transit service and a large portion of the city. Over 4,000, or approximately 33 percent, of the parcels within the Urban Growth Area (UGA) are further than 700 feet (more than 2 blocks) from a Link Transit route.

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<sup>7</sup> Holtzclaw, J. (1994) *Using Residential Patterns and Transit to Decrease Auto Dependence and Costs*, Natural Resources Defense Council, San Francisco, pp. 16-23.

<sup>8</sup> Ewing, R. & Cervero, R. (2001) *Travel and the Built Environment: A Synthesis*. Transportation Research Record, 1780: 87-114. 2001.

## **PARKING**

Given Wenatchee's reliance on the automobile as the primary means of transportation, the perceived low availability of parking is a key factor in terms of living, working, and recreating. Downtown Wenatchee is one area where this perception persists. Like most downtown environments, few parking spaces allow visitors to park directly in front of their destinations; instead, on-street and surface parking facilities are dispersed throughout the central business district. Although this encourages walking and can generate impulse (i.e. window shopping) sales, it can also discourage some people from even venturing into the downtown. Addressing this perceived parking shortage is a primary concern for some downtown businesses and customers.

When done poorly, addressing parking issues can come at the expense of other quality of life factors. On-street and off-street parking are major land uses that are often overlooked as determinants of Wenatchee's livability including urban form, aesthetic quality, traffic congestion, and cost of living. Although aesthetic impacts can be softened through required landscaping and screening, parking is generally unsightly and creates visual and psychological gaps for motorists and pedestrians alike.

Options to consider in this area include:

1. Management. Maximize existing parking facilities with better signage, lighting and pedestrian connections. Offer new parking reductions for appropriate uses.
2. Joint Development. Explore opportunities for the city and private sector to jointly develop structured parking in the downtown and other mixed use areas.

## **TRANSPORTATION DEMAND MANAGEMENT (TDM)**

Transportation Demand Management (TDM) is a suite of strategies designed to change travel behavior (how, when and where people travel) in order to increase efficiency and achieve specific objectives such as reduced traffic congestion, road and parking cost savings, increased safety, improved mobility for non-drivers, energy conservation, and pollution emission reductions. TDM is primarily focused on employee travel to and from work, because these trips are made at the same time by large numbers of people and are, therefore, easier to replace with alternative modes of travel. An effective TDM program maximizes the existing transportation system, thereby offsetting the need for costly system expansion.

As adopted in *Confluence 2025*, it is Wenatchee's policy to manage auto travel demand by planning for viable alternative modes of transportation including walking, bicycling, and public transportation. Adopted regional and local strategies include:

- Establishing performance measures for pedestrian and bicycle facilities.
- Identifying opportunities to make strategic sidewalk and bike lane improvements and linkages to enhance the effectiveness of transit
- Evaluating and prioritizing project alternatives based on benefits for transit and non-motorized transportation.
- Reducing the number and length of trips through effective land use planning (e.g. increasing densities, mixing uses, promoting infill).

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## GOALS AND POLICIES

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### ***REGIONAL CONNECTIVITY – Enhance regional connectivity within the Wenatchee Valley and to major destinations beyond.***

**Policy 1:** Increase inter-governmental coordination of long term policy objectives relating to land use, economic development and transportation.

**Policy 2:** Strengthen the regional transit system by intensifying land uses along primary transit corridors and around major transit stops.

**Policy 3:** Participate in short and long-term regional transportation project planning including potential Columbia and/or Wenatchee River bridges.

**Policy 4:** Distribute traffic with a well connected pattern of streets and alleys; discouraging cul-de-sacs that don't include pedestrian and/or bicycle connections.

**Policy 5:** Adopt a circulation plan and local street classification system that reflect each roadway's role in the regional and local transportation network. Roadway standards should be based on the local classification system.

**Policy 6:** Improve arterial streets by bringing them up to current standards; prioritize projects based on improvements to transportation circulation from neighborhoods to downtown and other commercial areas.

**Policy 7:** Follow level of service standards adopted by the Wenatchee Valley Transportation Council, with the exception of the regional corridor SR285, where LOS E, intersection and travel time performance standards, shall be applied.

**Policy 8:** Coordinate with the Wenatchee Valley Transportation Council to complete a North Wenatchee Ave study as a top priority for regional transportation planning.

**Policy 9:** Evaluate development applications for facilitation of congestion improvements along North Wenatchee Avenue.

### ***SYSTEM MAINTENANCE & SAFETY – Promote the safe and efficient operation of Wenatchee's multimodal transportation system.***

**Policy 1:** Continue implementing the transportation preservation and maintenance program that improves safety and prolongs the service life of facilities by making use of street overlaying, crack sealing, and grinding.

**Policy 2:** Ensure the planning, design, construction, and operation of a safe transportation system for all modes of travel.

**Policy 3:** Review intersections or street locations with a high number of traffic collisions and improve their safety through education, enforcement, and engineering changes.

**Policy 4:** To protect neighborhood streets from high speeds and volumes, incorporate traffic calming techniques into road standards, development review and transportation improvement projects.



**Policy 5:** Ensure that the city's transportation network adequately serves existing and projected development. Existing roadway conditions, such as adequate geometry and sidewalks, serving new development should be evaluated with each development application.

**Policy 6:** Prioritize road improvements in the existing network to better facilitate transportation circulation from neighborhoods to downtown within the UGA south of the Wenatchee River.

**PEDESTRIANS, BICYCLES & TRANSIT**  
**– Provide a mix of transportation options that better meets the changing needs and preferences of Wenatchee residents.**

**Policy 1:** Encourage physical activity and alternative modes of transportation by adopting more pedestrian and bicycle friendly street standards (e.g. pavement width, landscaping requirements).

**Policy 2:** Improve and maintain pedestrian connections between residential, employment, service, and recreation centers. Give priority consideration to school walking routes and access to transit.

**Policy 3:** Integrate pedestrian and bicycle concerns into the development review process. Discourage development that limits pedestrian and bicycle connections (e.g. dead-end streets).

**Policy 4:** Enhance the attractiveness and marketability of downtown by expanding its pedestrian orientation beyond the Wenatchee Avenue core to all of the Central Business District.

**Policy 5:** Provide a comprehensive and interconnected network of bikeways linking residential areas with employment and recreation centers.

**Policy 6:** Encourage consideration for new or improved transit stops, shelters, and park & rides where appropriate during development review and roadway reconstruction projects.

**FOOTHILLS AND CANYONS** – **Ensure adequate emergency access into and out of foothills communities. Improve circulation by increasing connectivity within, between, and to neighborhoods.**

**Policy 1:** Develop a comprehensive *Foothills Plan* that provides access, transportation, land use, recreation, critical areas and neighborhood protection policies to guide future growth and development in the foothills.

**Policy 2:** New development located within identified Circulation Deficient Areas shall provide for road connections until adequate secondary access is identified.

**Policy 3:** Based on results of the *Foothills Plan*, identify and protect potential rights-of-way granting access to and between foothills neighborhoods and up the canyons.

**Policy 4:** Coordinate with Chelan County to develop review procedures that manage transportation impacts on the city's network originating from projects outside of the city and/or urban growth area.

**PARKING – Manage the parking supply in such a way that balances perceived needs with land constraints, community appearance, and the promotion of alternative transportation modes.**

**Policy 1:** Adopt parking management strategies including better signage and enhanced pedestrian connections to optimize existing parking facilities.

**Policy 2:** Promote existing off-street parking reductions for new development with access to transit or public parking facilities.

**Policy 3:** Offer new off-street parking reductions for appropriate types of projects (e.g. affordable housing, senior housing) and amenities (e.g. bicycle racks, employee showers).

**Policy 4:** Support structured parking facilities in the Central Business District and other mixed use areas.

**TRANSPORTATION DEMAND MANAGEMENT (TDM) – Modify individual travel behavior, optimize the use of existing road capacity, and encourage active forms of transportation to improve safety and efficiency, minimize environmental impacts, and promote socioeconomic benefits.**

**Policy 1:** Adopt strategies including mixed land uses and parking/trip reduction policies that aim to maximize the efficiency of our existing transportation system.

**Policy 2:** Design and adopt a model TDM program in partnership with major employers and institutions.

**Policy 3:** Encourage employers to adopt TDM programs by providing incentives such as reduced parking requirements.

**FUNDING – Continue to pursue sufficient funding for improving, maintaining, and expanding a comprehensive transportation network.**

**Policy 1:** Continue adequate funding for the operation of the Street Overlay Program.

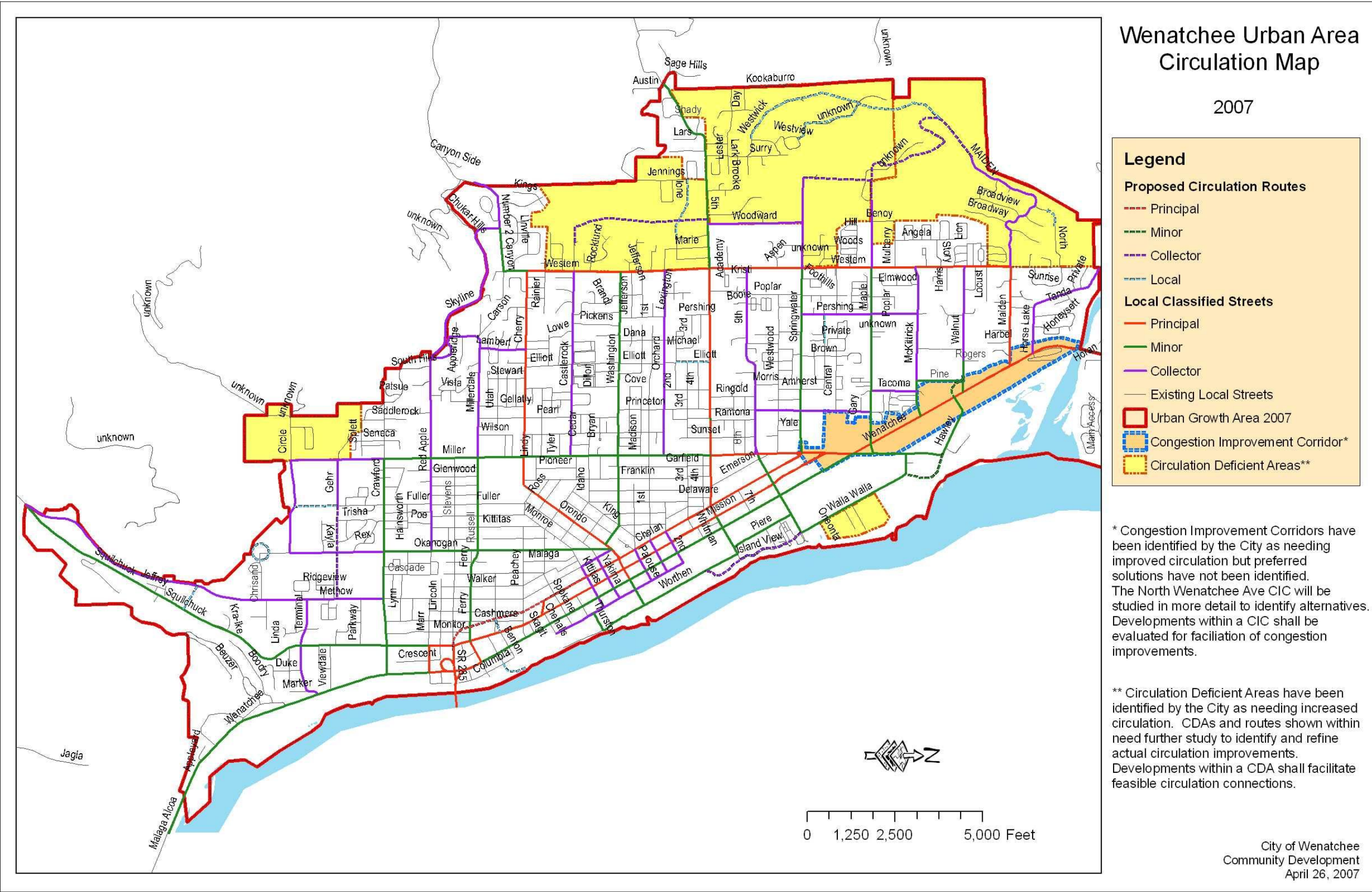
**Policy 2:** Fund strategic transportation investments prioritized by each project's anticipated long-term impact to capacity levels and consistency with city policies.

**Policy 3:** Consider new funding opportunities, including the use of impact fees, and innovative public/private partnerships, especially in the case of growth and development-related transportation projects.

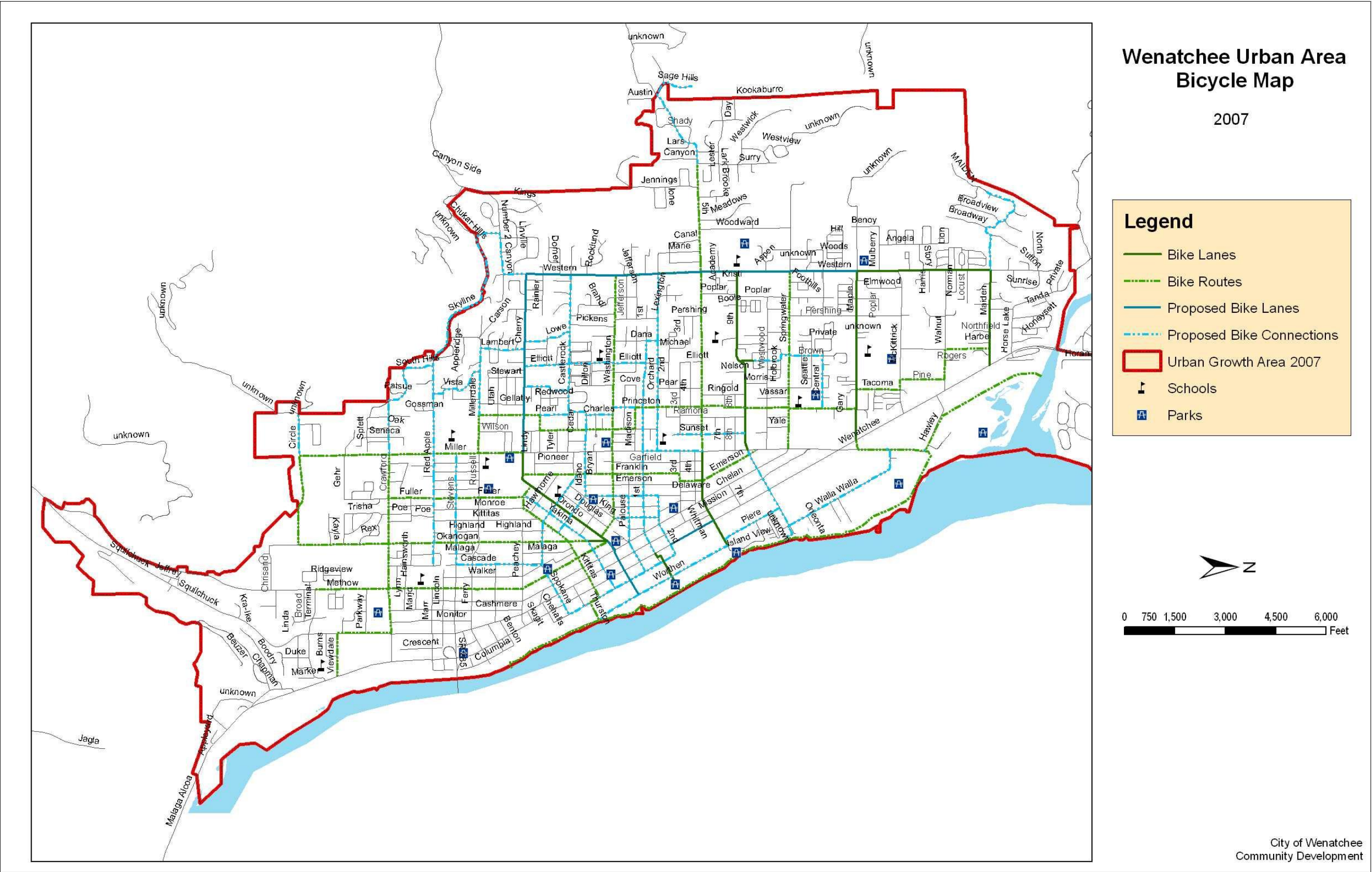
**Policy 4:** Coordinate with jurisdictions at the local, regional, and state levels to increase funding for the regional transportation system, including rail, air, and non-motorized modes.

**Policy 5:** Support transit resource allocations and efforts to increase overall transit funding.

**Policy 6:** Pursue additional funding sources to implement and maintain an interconnected multi-modal transportation system, and a model Transportation Demand Management program.







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## HOUSING

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### TOPICS

- Purpose
- Referenced Plans
- Background
- Housing Affordability
- Housing Equity
- Housing Mix
- Maintenance & Preservation
- Goals and Policies

### PURPOSE

The purpose of the housing element is to establish policy directives for future housing in Wenatchee. In addition to accommodating projected growth, these strategies are designed to preserve and protect existing neighborhoods, stabilize and enhance threatened neighborhoods, and meet the housing needs of all segments of the population including lower income and special needs groups. To these ends, Wenatchee has identified a number of components which will inform its housing policies including:

- (a) Identifying the existing housing stock
- (b) Determining housing preferences and demand
- (c) Identifying housing types acceptable to the community
- (d) Compliance with GMA County-wide fair share housing policies
- (e) Implementation strategies to meet housing goals

Related to the Housing Element is the recently adopted *Consolidated Plan, 2005-2009*; Wenatchee's blueprint for community development activities, including housing. Required by the Department of Housing and Urban

Development (HUD) as a condition of receiving federal Community Development Block Grant (CDBG) funds, the Plan analyzes factors impacting quality of life for the community's low- and moderate-income residents, including poverty, poor housing quality, overcrowding, scarcity of living wage jobs, low educational achievement, and other social issues. In addition to prioritizing the use of federal funds, the Plan's goals, objectives, and strategies provide a framework for housing policy within Wenatchee.

### REFERENCED PLANS

This housing element addresses general housing issues for the City. The City has also adopted and is implementing two additional housing and community development plans. These plans include additional information regarding housing and are adopted by reference as now or hereafter amended:

- *City of Wenatchee 2005-09 Consolidated Plan* for Housing and Community Development
- *Ten-Year Plan to Reduce Homelessness in Chelan & Douglas Counties*

### BACKGROUND

Wenatchee is a city of neighborhoods with a historical preference for single family detached housing. As Wenatchee has grown and its diversity increased, however, the demand for a wider mix of residential types including multifamily renter- and owner-occupied housing has increased and will continue to do so in the future. Rising home, construction, fuel and social costs combined with a diminishing supply of available land and changing demographics

are expected to speed Wenatchee's transition from its historical development patterns to more compact urban forms.

Wenatchee's developable land supply is limited by the Columbia River to the east and the steep topography and constrained access of the foothills to the west and south. The current urban growth area (UGA) encompasses nearly all of the developable land contiguous to the existing city limits.

The population of Wenatchee is projected to grow by 16,945 over the next 20 years. Based on the average local household size of 2.53 residents per home, this translates into a need for 6,698 new housing units. In an effort to prevent potential housing shortages and a subsequent escalation in prices, the Growth Management Act (GMA) allows cities and other jurisdictions to plan for an additional 25 percent housing unit need. Including this market factor allowance, the total number of housing units planned for within the UGA over the 20-year period is 8,373.

### **Housing Units**

According to 2000 Census data, Wenatchee had 11,486 total housing units. Between 1990 and 2000, the total housing stock increased by 2,033 units, an annual rate of two percent. This rate of growth was highly comparable with those of Chelan and Douglas Counties and Washington State in general. Despite the growth in the total number of housing units (housing stock), the rate of growth did not keep pace with the rate of population growth (2.5 percent annually) during the '90s.

**Table 8: Housing Units by Area 1990-2000**

	1990	2000	Annual Growth Rate
Wenatchee	9,453	11,486	2.0%
Chelan County	25,048	30,407	2.0%
Washington State	2,032,378	2,451,075	1.9%

Source: US Census

### **Housing Tenure**

While the majority (57 percent) of households in Wenatchee owned the unit in which they lived in 2000, the percentage of owner-occupied units was lower than in Chelan County, which averaged 64 percent as a whole. Housing tenure, which refers to the financial arrangements under which someone has the right to live in a home, also varied significantly among Wenatchee's neighborhoods. Based on 2000 Census Tract data, over 70 percent of occupied units in West Wenatchee (west of Miller & south of 5<sup>th</sup>) were owner-occupied compared to less than 40 percent in the Historic Center (east of Miller, south of 5<sup>th</sup>, north of Peachey).

### **Housing Types**

Single-family housing is the predominant housing type in Wenatchee and represents nearly two-thirds of all housing units. Although Wenatchee's total share of single-family housing units is comparable to state and national averages, the housing type mix varies significantly among Wenatchee's neighborhoods. Although the majority of housing in each of the tracts is single-family in nature, the degree of that majority ranges from 56 percent in the historic center to over 77 percent in West Wenatchee.

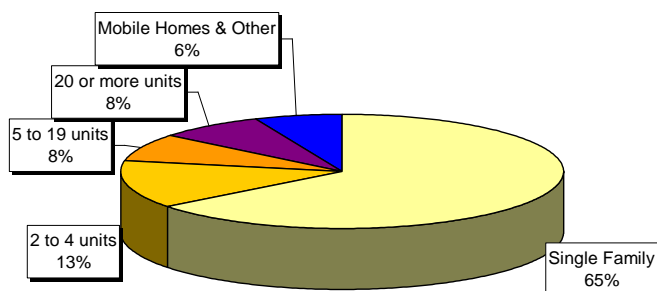
## **HOUSING AFFORDABILITY**

As of the 2000 Census, the median value of all owner-occupied housing in Wenatchee was \$133,700, lower than the median values in both Chelan County and Washington State. The median gross rent in 2000 of \$545 was also lower than Washington State (\$663), but higher than Chelan County (\$535). Since 2000, however, home prices have escalated significantly in Wenatchee. As of February 2006, the average home sales price was nearly \$219,000<sup>9</sup>. This spike in real estate has also driven up rental costs.

their household income on housing. At the same time, less than 25 percent of all home owners were paying that amount.

Between 1989 and 1999 the disproportion between renters and homeowners decreased, however, due to rising housing costs as a percentage of household income for homeowners. Over the ten-year period, the percentage of homeowners paying less than 20 percent of their incomes on housing decreased significantly while the percentage paying more than 35 percent nearly doubled. Given the escalating housing costs over the last five years, affordability among both renters and owners has only continued to decrease.

**Distribution of Housing Types in Wenatchee, 2000**



Another measure of owner-occupied housing affordability is the National Association of Realtors (NAR) housing affordability index (HAI). HAI measures whether or not a typical family could qualify for a mortgage loan on a typical home<sup>10</sup>. A typical home is defined as the median-priced single-family home. The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. The prevailing

mortgage interest rate is based on the Freddie Mac Mortgage Market Survey.

As of 1999, a family in Wenatchee earning the median family income had 97 percent of the income necessary to qualify for a conventional loan covering 80 percent of a

In general, housing is considered to be affordable when it equals no more than 30 percent of household income, including expenditures for utilities. Over the years housing costs have escalated at a significantly higher rate than household incomes. This reduces overall affordability and is especially true for Wenatchee renters. As of 1999, more than 45 percent of renters were paying more than 30 percent of

<sup>10</sup> The accuracy of the HAI is based on two key assumptions. The calculation is based on a qualifying ratio of 25 percent. That is, the monthly principal and interest payment cannot exceed 25 percent of the median family monthly income. The down payment assumption of 20% may significantly overestimate the affordability of an area for first-time homebuyers (e.g. young couples and families) given the increasing rarity of 20 percent down payments.

<sup>9</sup> Pacific Appraisal Associates, P.L.L.C. (February, 2006). *Snapshot*.

median-priced existing single-family home. By early 2006, this figure dropped to 78 percent of the required income.

The growing disconnect between housing prices and household income can negatively impact the community in a number of ways. Young companies, professionals, and couples who once moved to Wenatchee for its affordability may choose to live elsewhere. Families will continue to move further and further away from the traditional downtown to afford a home, thereby increasing traffic congestion and degrading air quality. Since they will remain as the sole providers of affordable housing, distressed neighborhoods are unlikely to undergo revitalization or leverage new investment. Finally, Wenatchee could lose one of its key assets important to the new economy's creative companies: social and cultural diversity<sup>11</sup>.

Options for addressing housing affordability in Wenatchee include:

4. Incentives. Overcome market deficiencies by offering incentives including density bonuses and parking reductions for providing affordable housing.
5. Design Flexibility. Facilitate affordable housing development through more flexible development standards in appropriate areas.

## **HOUSING EQUITY**

Housing equity is related to affordable housing and describes the fair distribution of housing types throughout a community. Mixed-income neighborhoods promote equity by providing safe housing environments and equal opportunities for upward mobility. Households of all income classes have equal access to education, employment, and social interaction opportunities. Neighborhoods with different housing types for different income groups also allow residents to remain in their community or "age in place." That is, residents are able to stay close to friends and family regardless of their age or economic status by transitioning from different housing types in the same neighborhood.

Concentrated affordable housing, on the other hand, can inequitably result in overcrowding, segregation, and the social isolation of lower income and special needs populations. Many of these neighborhoods do not have equal access to employment centers, public and cultural facilities, or important middle class social networks.

Development standards and practices that inhibit the development of mixed-income communities are often called "exclusionary zoning." In contrast, "inclusionary zoning," actively promotes a mix of housing options within communities. In addition to creating incentives or requirements for mixed-income housing, this strategy promotes more flexible design standards (e.g. narrow lots) within residential neighborhoods.

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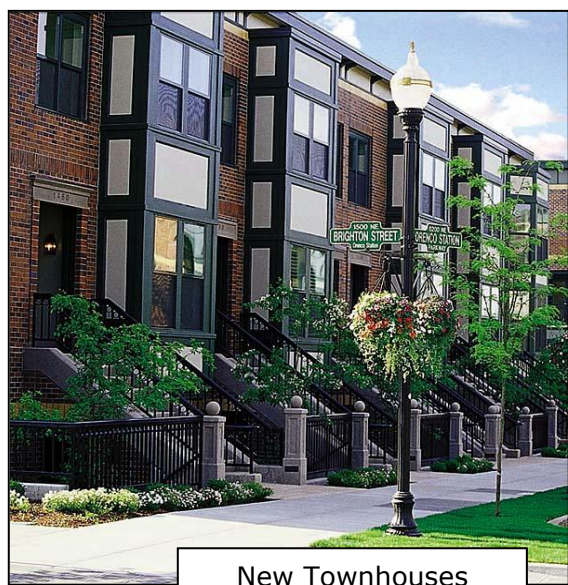
<sup>11</sup> Florida, Richard (2004). *The Rise of the Creative Class*. New York: Basic Books



## **HOUSING MIX & DENSITY**

A number of factors are converging in Wenatchee to warrant the provision of more compact residential neighborhoods and housing types. Wenatchee's supply of buildable land has decreased significantly as many former orchards have been sold and developed. Combined with rising construction costs and historically low interest rates, the scarcity of land has driven up home prices and rents.

It is no coincidence that scarce land availability and the decreasing affordability of traditional single family homes have resulted in a growing number of smaller households. These smaller households are primarily used by the elderly, active retirees, empty nesters, childless couples, single parents, and singles, for whom housing preferences and demands are different. Whereas families with school-age children tend to favor traditional single-family housing



New Townhouses  
(Hillsboro, OR)



Narrow Lot Sizes

arrangements, the "new majority"<sup>12</sup> of smaller households are more likely to prefer the affordability, access, convenience, and lower maintenance associated with multifamily renter- and owner-occupied units.

Between April 1<sup>st</sup> 2000 and April 1<sup>st</sup> 2005, Wenatchee issued building permits for 566 dwelling units. Despite the changing demographics and housing preferences mentioned above, the majority of building activity in Wenatchee continues to be single-family in nature. During the timeframe, over 400 units (71 percent) of all residential units permitted were single-family structures. A wider assortment of housing types including cottage housing, townhouses, condominiums, and accessory dwelling units (ADUs) would be more responsive to market dynamics, help increase affordability, expand home ownership, conserve space, and yield cost efficiencies for both the private and public sectors.

<sup>12</sup>According to the Census, married couples with children now represent less than 25% of the population.

## **HOUSING MAINTENANCE & PRESERVATION**



Whereas well-maintained historic homes and districts can significantly increase property values, tourism, affordable housing opportunities and neighborhood cohesiveness, poorly maintained older housing can depreciate property values while proving dangerous and unsightly. Although many of Wenatchee's historic homes and neighborhoods, including the newly instituted Grandview Historic District, have been well preserved over the years, many others have been neglected. In 2002, a visual assessment of the South Wenatchee neighborhood (south of downtown, east of Okanogan Street, west of Chelan/Mission Street, and north of Crawford Street) found that an estimated 50 percent of homes required rehabilitation.

The easiest way to provide housing and make it affordable is to preserve the existing stock. Construction of new real estate expands the available building stock and generally induces movement toward newer housing

products. Upward movement to higher-valued real estate parallels the downward "filtering" of existing real estate. As most structures age, wear, and become obsolete, they filter down to lower-income occupants<sup>13</sup>. The process enables lower income households to move up as well, and to occupy units that at one time had been the preserve of middle- or even upper-income households.

This natural recycling or "filtering" of previously owned housing relies on private maintenance and investment. If homes are allowed to deteriorate beyond the point of safe habitability, the supply of affordable housing is diminished. Communities whose officials recognize this and take timely actions are most likely to preserve historic housing stock. With public and private resolve to maintain homes and neighborhoods, buildings can last hundreds of years.

In addition to adopting its first historic district, Wenatchee has begun to address housing preservation by instituting the Wenatchee Housing Rehabilitation Loan Program for low- and moderate-income households. No interest loans are made available for eligible maintenance costs including safety/health, adaptations for disabilities, weather proofing, and energy efficiency. Payments on the loan are deferred until the sale of the home or its conversion to a rental. The program also encourages participants to stay in their community by forgiving 10 percent of the debt each year after completion of the project for up to 50 percent of the total loan. Between 2004 and early 2006, the program provided loans in South Wenatchee for improvements totaling \$163,695 in rehabilitation costs and \$41,382 in lead-based paint abatement.

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<sup>13</sup>Bear, William C. and Christopher B. Williamson, "The Filtering of Households and Housing Units." *Journal of Planning Literature* 3:2 (1988), 127-152.

## **GOALS AND POLICIES**

### **HOUSING AFFORDABILITY - Encourage the availability of affordable housing to all economic segments of the population.**

**Policy 1:** Develop and implement regulations that encourage diversity of new housing types and expand housing choices throughout Wenatchee.

**Policy 2:** Provide incentives including density bonuses, parking reductions, and flexible design standards to developments that include a percentage of affordable units to households at 30%, 50%, and 80% of median income.

**Policy 3:** Promote residential development of infill sites throughout the urban area by increasing densities where appropriate.

**Policy 4:** Work in concert with private and nonprofit developers to facilitate the provision of new affordable rental and owner-occupied housing.

### **HOUSING EQUITY - Promote mixed-income and mixed-generational neighborhoods. Afford low-income and special needs populations equal access to civic, educational, economic, and social opportunities.**

**Policy 1:** Strive to increase class, race, and age integration by equitably dispersing affordable housing opportunities. Discourage neighborhood segregation and the isolation of special needs populations.

**Policy 2:** Facilitate lifecycle or “cradle to grave” neighborhoods and community stability by promoting alternative living arrangements such as accessory dwelling units (ADUs), shared housing, co-housing, and smaller housing types.

**Policy 3:** Support variable lot sizes in new subdivisions and housing type diversity within development projects.

**Policy 4:** The installation of an accessory dwelling unit in new and existing single-family dwellings shall be allowed in residential zones subject to specific development, design and owner-occupancy standards.

### **HOUSING MIX & DENSITY - Provide an adequate distribution of housing types consistent with land constraints and changing market demographics and preferences.**

**Policy 1:** Expand housing options to better reflect changing market demographics.

**Policy 2:** Adopt more flexible design standards that permit the construction of different housing types (e.g. narrow lots) compatible with surrounding neighborhoods.

**Policy 3:** Facilitate housing development in the Central Business District and other mixed use areas close to employment, cultural and shopping opportunities.

**Policy 4:** Explore and support tax exemptions for new and rehabilitated housing units.

**Policy 5:** The city may not enact any statute or ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes, except as allowed by RCW 35A.21.312 as now or hereafter amended. This speaks directly to manufactured homes and group homes.

**MAINTENANCE & PRESERVATION -**  
***Preserve and enhance the value and character of neighborhoods by improving and extending the life of the existing housing inventory. Give special priority to the maintenance of historic properties and the retention of existing affordable housing stock.***

**Policy 1:** Preserve and protect older neighborhoods that demonstrate continuing residential viability.

**Policy 2:** Encourage private reinvestment in homes and neighborhoods by providing information, technical assistance, and referrals to appropriate agencies and organizations.

**Policy 3:** Encourage homeowners to take advantage of existing maintenance and preservation programs, services, and resources including the Wenatchee Housing Rehabilitation Loan Program.

**Policy 4:** Leverage private investment in distressed neighborhoods through strategic infrastructure and service improvements.

**Policy 5:** Support the creation and preservation of manufactured home parks as an important source of affordable housing in the city.

**COORDINATION -**  
***Work cooperatively with other agencies, non-profits and housing advocates to address housing availability to all economic segments of the population.***

**Policy 1:** Encourage establishment and funding of a Community Affordable Land Trust to acquire land and build affordable housing within the urban area.

**Policy 2:** Work cooperatively with Chelan and Douglas counties, and the cities within, to address regional housing issues, including homelessness and farm worker housing.

**Policy 3:** Coordinate with the homeless housing task force to implement short and long-term activities as identified in the *Plan to End Homeless in Chelan & Douglas Counties*.

**Policy 4:** Coordinate with regional jurisdictions to develop a regional assessment and report to share in the responsibility for achieving a reasonable and equitable distribution of affordable housing to meet the needs of middle and lower income persons.



## ECONOMIC DEVELOPMENT

### TOPICS

- Purpose
- Background
- Regional Center
- Downtown
- Entrepreneurial Support
- Quality of Life
- Facilities and Infrastructure
- Goals & Policies

### PURPOSE

An Economic Development chapter is not yet a requirement of the Growth Management Act (GMA). However, it does support the City's own goals encouraging economic development. Community based processes have told us to encourage economic development that enhances our area's quality of life and builds on our existing resources and strengths.

### BACKGROUND

In the late 1990's, Wenatchee's primary industry, agriculture, went through a major shift. As a result, the City and its partners were forced to take a step back and look at how we were approaching economic development. If the agricultural industry was going to continue to struggle, what were our options? Was the elusive manufacturer out there who would bring us 200 jobs? Did we have the land base and excess power capacity to support such a recruit? How were we supporting those industries already here? What was in store for our future? In 1999, the City hired the Center for the New West to carry out a High Performance

Community Strategy. This effort brought together our leaders, gave us focus, and provided us with a road map for our future community and economic development. The analysis resulted in 16 recommendations, which our leaders are still following. Some recommended strategies have already been completed.

**Table 9: Wenatchee High Performance Community Strategies**

<b>Strategy</b>
<b>Strategy Recommendation #1:</b> Build and sustain work force education and training capacity that teaches and/or updates computer and information technology skills.
<b>Strategy Recommendation #2</b> Provide access to the growing Hispanic community and others, for whom the "digital divide" is a reality, by equipping a community center in South Wenatchee with advanced telecomputing capabilities.
<b>Strategy Recommendation #3:</b> Create a one-stop business center to improve the delivery of services to the small business community.
<b>Strategy Recommendation #4:</b> Deploy NxLevel Entrepreneur training programs for business start-ups, agriculture/food specialty companies, micro-enterprises, youth entrepreneurs. Spanish versions of these training programs should be made available to Hispanic entrepreneurs.
<b>Strategy Recommendation #5:</b> Pursue the recommendation of the SCORE incubator study team "to further quantify the community's need, expected payoff and degree of community support" for one or more incubators.
<b>Strategy Recommendation #6:</b> Develop an Internet/information technology cluster in the Wenatchee area.
<b>Strategy Recommendation #7:</b> Implement an opportunity assessment initiative to identify upstream, downstream and spin-off business opportunities and other economic activities, e.g. research, that may exist in companies, institutions or organizations already in the community.
<b>Strategy Recommendation #8:</b> Refocus current industrial recruitment efforts on those that build on local networks and relationships

<b>Strategy</b>
<b>Strategy Recommendation #9:</b> Animate the downtown and Columbia River areas with commercial, housing, recreational and cultural activities that will bring people to these areas.
<b>Strategy Recommendation #10:</b> Explore the development of a Public Development Authority, comprised of multiple jurisdictions, to purchase and manage Mission Ridge as a community-owned ski area.
<b>Strategy Recommendation #11:</b> Examine ways to improve the aesthetics of gateways into the city, either through landscaping or incorporation of the thematic "fruitful" street signs recently erected.
<b>Strategy Recommendation #12:</b> Implement programs to enhance the supply of housing suitable for low to moderate income families.
<b>Strategy Recommendation #13:</b> Start a leadership training program that informs participants about governance and development issues pertinent to the region as well as providing them with leadership skills.
<b>Strategy Recommendation #14:</b> Develop regional approaches to multi-jurisdictional problems.
<b>Strategy Recommendation #15:</b> Launch an ongoing "community forum" process that enables civic leaders and citizens to meet and address issues, solve problems, or think about the future.
<b>Strategy Recommendation #16:</b> Begin long-term planning for infrastructure improvements that are critical to the region's full participation in the global economy.

These recommendations support the City's economic development by identifying the necessary infrastructure, creating a desirable living environment that will attract the desired work force and support their family activities, and supporting the development of increased educational facilities.

### **Population**

Within a five mile radius of Wenatchee, the population is 54,957 people – 48.7 percent male and 51.3 percent female. 41.3 percent of the population is between the ages of 20 and 49. 84.1 percent of the

population is White; 20.6 percent are Hispanic. And while 22.9 percent of the population has some college education, 22.1 percent have either a Bachelor's or Graduate degree.

Wenatchee's growth is consistent with other naturally amenity-rich places. The population of Chelan and Douglas counties is 97,300 and has grown by almost 40,000 since 1970. Migration into Wenatchee and Chelan County comprised 71 percent of this growth pattern. Between 1990 and 2000, 10,073 people moved to Chelan County.<sup>14</sup> However, most of this increase occurred during the first five years of the decade, with only 639 people migrating into the County between 1996 and 2000. Net migration for the County is expected to be 5,309 from 2000 to 2010.<sup>15</sup>

### **Employment**

Within a five mile radius, 91.9 percent of the population is employed, and there is an 8 percent unemployment rate. As noted by Don Meseck, a regional economist for Washington State University, this unemployment rate reflects Wenatchee's continued dependence on agriculture as a mainstay of the economy.

#### **Employment Growth**

Chelan County's employment growth since the 1970's is significant, with total employment almost doubling – from 22,830 in 1970 to 44,735 in 1998.

#### **Employment Sectors**

Employment estimates in June 2000 confirm the Wenatchee area's reliance on employment in retail trade, services and government. Health care services comprise the largest component of service employment with almost 3,500 workers. Construction employment has been a strong

<sup>14</sup> Natural increase accounted for a population increase of 4,293 individuals from 1990 to 2000.

<sup>15</sup> Washington State Office of Financial Management (OFM), 2004.

sector when compared to the national resource-based economy – growing by 29 percent in Chelan County and an additional 71 percent in Douglas County between 1990 and 1997. Half of the 108 top employers in the bi-county area are located in the City of Wenatchee.

Largest employers in Chelan and Douglas Counties<sup>16</sup>:

Stemilt Growers	3,400
Central Washington Hospital	1,778
Wenatchee Valley Medical Ctr.	1,197
Wenatchee School District	1,186
Federal Government	940
Dovex Fruit Co	700
Chelan County PUD #1	656
Eastmont School District	618
Chelan Fruit, Inc.	600
Wenatchee Valley College	540
Blue Star Growers	486
Triple C Healthcare Services	486
Chelan County	411
ALCOA / Wenatchee Works	380

In analyzing Chelan County's employment growth from 2000 – 2003, strong growth was exhibited in *Educational Services* (9.3% average annual growth rate) and *Professional, Scientific and Technical Services* (8.7%) categories while *Manufacturing* employment continued to decline at a rate of 11.7% per year.

Economic development efforts are yielding results in attracting technology-based jobs to the area. The Washington Technology Center has just begun to track technology growth in the North Central region. They quantify patent activity, new company creation, technology jobs, and technology industry growth. Their

2005 Index of Innovation and Technology noted the area's early stage development with 13.15 technology jobs per 1,000, which ranked the region 9<sup>th</sup> out of the 12 technology regions examined.

### *Employment Centers*

Downtown Wenatchee represents an area that includes 400 businesses and over 3,200 employees. Olds Station, developed primarily by the Port of Chelan County with a focus on manufacturing employment, represents 389 workers, with a current transition to more mixed use employment with the development of the Confluence Technology Center. Recent planning efforts suggest other employment centers in the city include:

- Central Washington Hospital
- The Tree Fruit Research Center
- Colonial Vista
- Wenatchee Valley Medical Center
- The North Wenatchee packing houses

### *Income*

Over 40 percent of the population has incomes below \$40,000, with 19.2 percent having incomes over \$75,000.

Growing real, per capita income is a bottom-line measure of a wealth-creating, competitive economy. During the last Census period, Wenatchee's per capita income grew at an annual rate of approximately 4.8%, exceeding that of Washington State as a whole. Growth of the average annual wage is an indicator of job quality. In 1998, the average annual wage in Chelan County was 63 percent of the Washington State average.

Wages by industry generally increased within Chelan County from 2000 to 2003. Average incomes in *Construction*, *Educational Services*, and *Health Care & Social Assistance* improved considerably over the time period. Three higher paying industries including *Manufacturing*, *Wholesale Trade*,

<sup>16</sup> February 2005 list, Port of Chelan County



and *Professional, Scientific & Technical Services*, however, experienced decreases in their average compensation.

### **Industry clusters**

In looking at future economic growth and development, it is important to understand industry strengths or “clusters” of the area. These industries provide a stimulus for recruitment and retention of new businesses, thereby “multiplying” their impacts in the community. For example, as Wenatchee developed its strength in the fruit industry, businesses developed to support that industry such as accountants, attorneys, packaging businesses, shipping businesses, sales teams, etc. Current Wenatchee area industry clusters include:

- Electric energy and alternative energy production (based on strong hydropower industry and nationally recognized alternative energy efforts)
- Tourism / Recreation / Arts
- Agriculture
- Medical/Health/Fitness/ Wellness
- Government (urban focused services)
- Technology-based cluster support

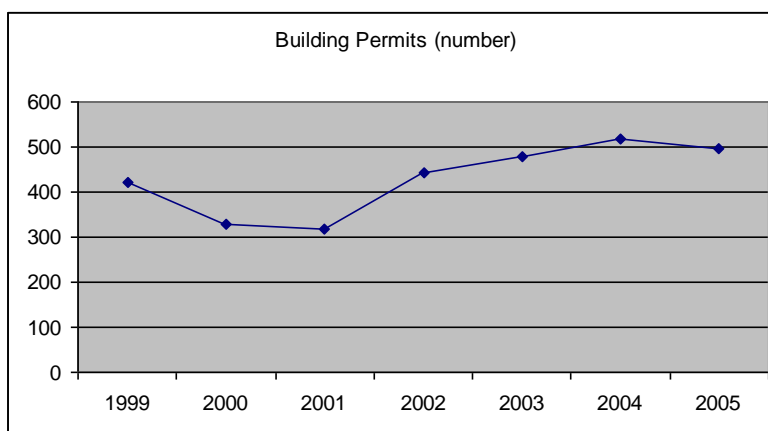
### **Retail Sales**

Wenatchee is heavily dependent on retail sales tax revenues in order to fund basic city services. The community experienced a slowing of retail sales growth in the late 1990's and is now recovering, with 2004 seeing a double digit increase.

This upward trend is expected to increase for several years, based on strong building permit numbers and large development projects on the horizon. Berk and Associates noted in their 2003 Market Assessment that housing starts precede commercial build out. Wenatchee's housing starts have been strong, based on building permit activity from the last five years.

### **REGIONAL CENTER**

Wenatchee is the urban center for North Central Washington. The August 2003 Market Assessment for the Wenatchee Waterfront Sub-Area Plan states that the urban area draws 36 percent of our four counties' (Chelan, Douglas, Grant and Kittitas) retail sales – a population trade area of 211,900 which is expected to grow to 268,275 in the 20-year planning horizon. Strengths for the city include Central Washington Hospital, Wenatchee Valley Medical Center, the Stanley Civic Center, the waterfront development, a larger base of shopping opportunities and centralized cultural, recreational and entertainment facilities.



The Center for the New West study advised that Wenatchee's economic strength would come from building on this regional draw, quality of life, and supporting the growth of smaller enterprises. Based on this recommendation, recent broad based planning efforts have resulted in large rezones that have incorporated a mix of uses (e.g. the Wenatchee Waterfront Sub-Area Plan). In order to accommodate larger users, the City will need to work with the City of East Wenatchee and Chelan and Douglas Counties to develop a regional strategy.

Options for supporting a regional center include:

1. Mixed use zoning supports the development of Wenatchee as the city center for the larger North Central Washington area.
2. Jurisdictions will need to work cooperatively to locate industries of importance to the region.
3. Wenatchee should be aggressive about recruiting and supporting uses that energize the civic, cultural and innovative climate of the community.
4. Wenatchee should be the anchor to developing a Highway 97 corridor to encourage cross state – cross border business development activity, tourism and trade.

## **DOWNTOWN**

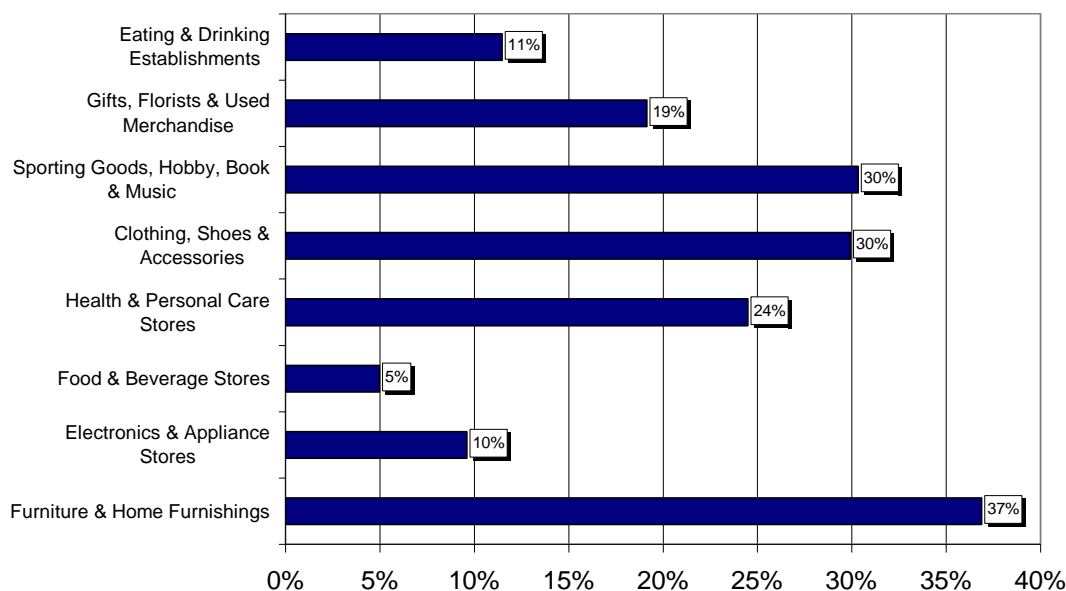
Perhaps the greatest potential for retail sales growth lies within the revitalized downtown area. Retail sales for an expanded Downtown Wenatchee study area were estimated using *ESRI Business Solutions* data as baseline figures. These figures were then adjusted in accordance with inventory information provided by the Wenatchee Downtown Association and regional industry data from the Urban Land Institute's *Dollars and Cents of Neighborhood Shopping Centers* and an online resource, BizStats.

In 2004, Downtown's 115 retail trade establishments accounted for an estimated \$70.8 million in annual sales. Given their building sizes, the establishments averaged approximately \$207 per square foot in annual sales. The 30 eating and drinking establishments accounted for an estimated \$21 million in sales within the downtown study area. This value equates to approximately \$257 per square foot in annual sales.

**Table 10: Estimated Sales by Square Foot & Establishment**

<b>Downtown Wenatchee Existing Conditions, 2004</b>		
	<b>Estimated Annual Sales</b>	<b>Sales / Square Foot</b>
Furniture & Home Furnishings	\$9,238,685	\$118
Electronics & Appliance Stores	\$1,317,646	\$132
Food & Beverage Stores	\$8,731,340	\$346
Health & Personal Care Stores	\$7,276,935	\$208
Clothing, Shoes & Accessories	\$12,376,198	\$238
Sporting Goods, Hobby, Book & Music	\$5,184,897	\$164
Gifts, Florists & Used Merchandise	\$5,674,112	\$203
Eating & Drinking Establishments	\$21,036,103	\$257
<b>Total Retail Trade and Food &amp; Drink</b>	<b>\$70,835,916</b>	<b>\$207</b>
<b>Source: City of Wenatchee, Wenatchee Downtown Association, ESRI Business Solutions, Urban Land Institute, BizStats</b>		

### Primary Market Area Capture Rates Downtown Wenatchee



For the purposes of this analysis, the “primary market area” is defined by a 20 minute drive time to include all of Wenatchee, East Wenatchee and vicinity. The estimation of sales within the primary market area allows for the calculation of a capture rate.

Overall, Downtown Wenatchee captures approximately 11 percent of all eating and drinking establishment expenditures by primary market area households. That is, 89 percent of retail expenditures “leak” to areas outside of downtown. Although some “leakage” is to be expected to “big box” suburban retailers locally and specialty retailers in places like Seattle and Spokane, downtown could support, and would benefit from, a higher capture rate.

Retail “leakage” presents opportunities for significant growth of existing and new retailers within Wenatchee’s revitalized downtown, especially for

“destination” retailers such as eating and drinking establishments. With its historic buildings, pedestrian orientation, mix of uses, and urban feel, Downtown Wenatchee offers a unique retail and dining experience within the region. By capitalizing on its distinctiveness, it has the potential to increase its capture rates within the primary market area.

Table 11 (top of next page) demonstrates the potential for new supportable retail square footage within the downtown if capture rates were improved merely 5 to 10 percent. After allowing for sales growth among existing retailers, the enhanced capture rates could generate sales that would support approximately 74,000 square feet in new retail space. This new space could lead to the reuse of existing buildings or infill on underutilized sites. Given their existing low capture rates, *food & beverage stores* and *eating & drinking establishments* exhibit the greatest potential for growth.

**Table 11: Potential Primary Market Area Capture Rates & New Square Footage  
Downtown Wenatchee**

	<b>Percent Capture</b>	<b>New Supportable Square Footage</b>
Furniture & Home Furnishings	40%	2,000
Electronics & Appliance Stores	20%	7,000
Food & Beverage Stores	15%	28,000
Health & Personal Care Stores	30%	3,000
Clothing, Shoes & Accessories	35%	3,000
Sporting Goods, Hobby, Book & Music	35%	1,000
Gifts, Florists & Used Merchandise	25%	3,000
Eating & Drinking Establishments	20%	27,000
<b>Total Retail Trade</b>	<b>22%</b>	<b>74,000</b>

**Source: City of Wenatchee, ESRI Business Solutions**

During public meetings, there was much focus on downtown as the historic center of Wenatchee. Downtown houses many of the cultural, governmental, and civic facilities that support the City's position as the urban center for the North Central Washington region. This includes several important anchor facilities including the Stanley Civic Center, and the Wenatchee Valley Museum and Cultural Center which attract thousands of visitors annually. In order to maintain the Great American Main Street presence, earned in 2003, special attention needs to be given to expand the presence of downtown into the fabric of the community.

Options for Downtown include:

1. Create a larger downtown area to blend with surrounding neighborhoods, commercial districts and the waterfront.
2. Create distinct districts within downtown to improve and enhance the historic core, warehouse district and the entertainment district.
3. Adopt design guidelines to protect the historic fabric of downtown and blend in new development.
4. Have ground floor uses focus and ensure the growth of downtown's commercial activity.
5. Improve pedestrian and traffic circulation to enhance the connection of Chelan and Mission to the greater downtown area.
6. Encourage housing, entertainment and hotel facilities throughout the district.
7. Support upgraded and expanded public facilities i.e. Stanley Civic Center, Wenatchee Valley Museum and Cultural Center, to serve as anchors for years to come.

## **ENTREPRENEURIAL SUPPORT**

The Wenatchee area has definitely been participating in the entrepreneurial boom with a significant and steady increase of non-farm proprietors since the 1970's. The 1990 to 1998 period saw the addition of approximately 185 new proprietors each year. Chelan County has 3635 business establishments, of which 3301 (91 percent) have 20 or fewer employees; 2420 (67 percent) have fewer than four employees. What's more, the 2000 Census noted that nine percent of Wenatchee's residents were self employed, which shows a strong home-based business/lone eagle trend. These figures speak to the strength of small business in our region.

Options for entrepreneurial support to consider include:

1. Support and strengthen businesses locating in non-traditional environments (home-based, rural, live/work warehouses) due to outstanding fiber infrastructure.
2. Explore financing and housing for incubator facilities to help foster the development of identified industry clusters and support the creative class.
3. Developing new business districts and supporting the development of downtown will ensure alternative spaces for new business creation and start ups, provided there is care with district design.
4. Support identified business clusters so that opportunities will arise for new entrepreneurial endeavors related to the economic strengths of the region.

## **QUALITY OF LIFE**

The Center for the New West process opened the community's eyes to the connection of the built and natural environments in regard to the recruitment and retention of business. In the survey done to accompany the Comprehensive Plan update, 48 percent of respondents noted that our quality of life and natural setting are the strongest economic development tools the area has to offer. With our area's state-of-the-art fiber optic infrastructure, businesses can choose to locate here and be as connected as they were in more urbanized areas. The proximity of outdoor and indoor recreational opportunities has become an increasingly important asset in business recruitment. Noted facilities of importance include Mission Ridge, the Performing Arts Center of Wenatchee, the Apple Capital Recreational Loop Trail and the Foothills Trails system. Additionally, the existence of continuing education programs was noted in the Center for the New West process as a critical component to community development by providing life long learning opportunities.



Options for “quality of life” include:

1. The visual quality of gateways and business districts needs to be enhanced to attract new business and residents.
2. The ability to access recreational opportunities within minutes needs to be preserved and enhanced with upgraded facilities and access points.
3. Civic and cultural growth needs to be encouraged through support of facilities that house arts, lecture series and other cultural offerings.
4. Diversity needs to be encouraged in order to attract the growing creative class.

## **FACILITIES & INFRASTRUCTURE**

Wenatchee is the largest city in our region; however, four jurisdictions are involved in our region’s development: Chelan County, Douglas County, the City of Wenatchee, and the City of East Wenatchee. All jurisdictions share in the responsibility for providing facilities of regional significance to overall economic development. Obvious facilities include the airport, our connection to the interstate highway system; our fiber infrastructure; our educational systems; and our health care system. In recent years, several multi-jurisdictional organizations have come

together to work on shared needs: Rivercom coordinates 911 responsibilities for all jurisdictions, the Wenatchee Valley Transportation Council works on regional transportation needs, and the North Central Economic Development District works on economic development projects that have importance to a three county area: Chelan, Douglas and Okanogan counties.

Options for facilities and infrastructure include:

1. Connections to an interstate freight mobility system are critical for our small export-based businesses including reliable air service, rail and interstate mobility.
2. Pangborn Memorial Airport needs to be enhanced and expansion capability preserved in order to serve the region with future air access.
3. Access to more 4-year and graduate level course studies will be critical to continued community economic development, including access to specialized work force training.
4. Chelan County’s low cost power is critical to the community’s future growth and its availability needs to be assured.
5. Water supply to the urban area is critical as the area continues to add businesses and population as the urban center of North Central Washington.



## **GOALS AND POLICIES**

### **REGIONAL CENTER - Promote the continued development of Wenatchee as the regional center of North Central Washington.**

**Policy 1:** Promote mixed use zoning and development standards that ensure the city's growth as an urban center.

**Policy 2:** Support the recruitment and development of regional facilities (e.g. recreation, health, arts, education) that further solidify Wenatchee's place in the region.

**Policy 3:** Support regional partners in the location of needed industry to further enhance the region.

**Policy 4:** Recognize and anchor the Highway 97 corridor as an interstate connector.

### **DOWNTOWN - Protect and strengthen the vitality of downtown.**

**Policy 1:** Strengthen the Central Business District through new development standards that strengthen and build on downtown's historic orientation and connect it with adjacent business and residential districts.

**Policy 2:** Identify, protect and encourage ground floor, pedestrian oriented commercial activity.

**Policy 3:** Encourage opportunities for residential redevelopment within downtown.



**Policy 4:** Ensure downtown is serviced by adequate circulation, parking and fiber infrastructure.

**Policy 5:** Enhance downtown's entertainment and arts presence within the region.

**Policy 6:** Explore the creation of one or more business incubators that build on the creative nature of downtown.

### **ENTREPRENEURIAL SUPPORT - Foster the development of an environment that supports small business and the creative class.**

**Policy 1:** Support the development of educational infrastructure that attracts small businesses and the creative industry.

**Policy 2:** Support industry clusters that provide spin-off opportunities for small business endeavors based on our region's existing and future strengths.

**Policy 3:** Investigate and support the development of alternative financing mechanisms that will foster development of new business endeavors.

**Policy 4:** Support the development of alternative business locations, including incubator spaces that would create opportunities for the creative industry to thrive.



***QUALITY OF LIFE - Support the enhancement of Wenatchee's built and natural environment as an attraction for community and business growth.***

**Policy 1:** Encourage the development of recreational, arts and educational infrastructure and facilities that meet the community's and region's needs.

**Policy 2:** Encourage a built environment that enhances Wenatchee's natural setting and protects the regional landscape.

**Policy 3:** Foster the development of alternative spaces for living and working, including the support of new and emerging districts that are distinct and provide a unique sense of identity for Wenatchee.

***FACILITIES & INFRASTRUCTURE - Work with regional partners to ensure that regional infrastructure needs are addressed.***

**Policy 1:** Support regional partners in the addition of needed infrastructure (transportation, education, fiber, water) to further enhance the region.

**Policy 2:** Preserve and enhance those facilities that are critical to the region's competitiveness such as Pangborn Memorial Airport, low cost power and the regional water system.

**Policy 3:** Support and protect special regional and commercial facilities that enhance the region (e.g. Mission Ridge, regional health care facilities).



## CULTURAL AND HISTORIC RESOURCES

### TOPICS

- Purpose
- Background
- Creative Class
- Environment
- Historic Preservation
- Facilities and Infrastructure
- Civic Life
- Goals and Policies

community that will in turn benefit the region and direct positive growth for the long term. Based on the public process for the Comprehensive Plan and the community's desire to direct the future growth and development of our community by providing a defined focus on the topics defined in this section, a Cultural and Historical Resources chapter emerged.

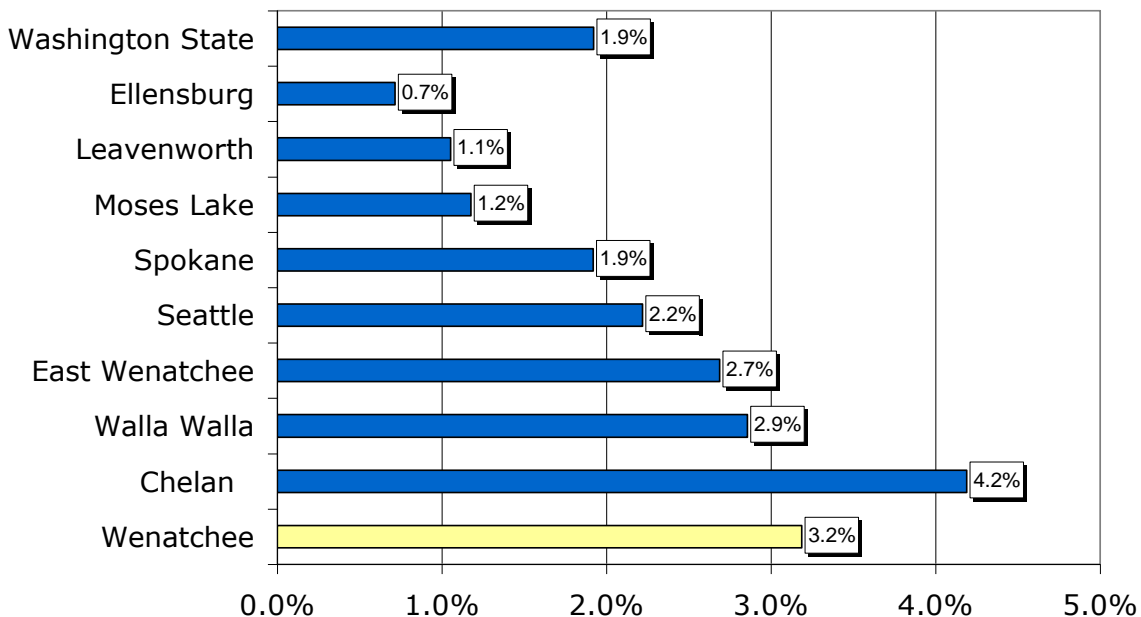
### PURPOSE

Wenatchee is not required by the Growth Management Act to include a Cultural and Historic Resources element to the Comprehensive Plan. However, as Wenatchee is the regional center for North Central Washington, its citizens are speaking up to encourage, protect, and stimulate the cultural climate of the

### BACKGROUND

Wenatchee is known as a city that values, maintains, and enhances the resources that establish the public realm, including schools, libraries, museums and other cultural facilities, streets and public rights-of-way, governmental facilities and public open spaces. The city strives to promote the use of these places for public gathering and cultural expression. Recent community meetings have identified the need to record

**Annual Growth Rate in Adult Population  
with Bachelor's Degree or Higher, 1990-2000**



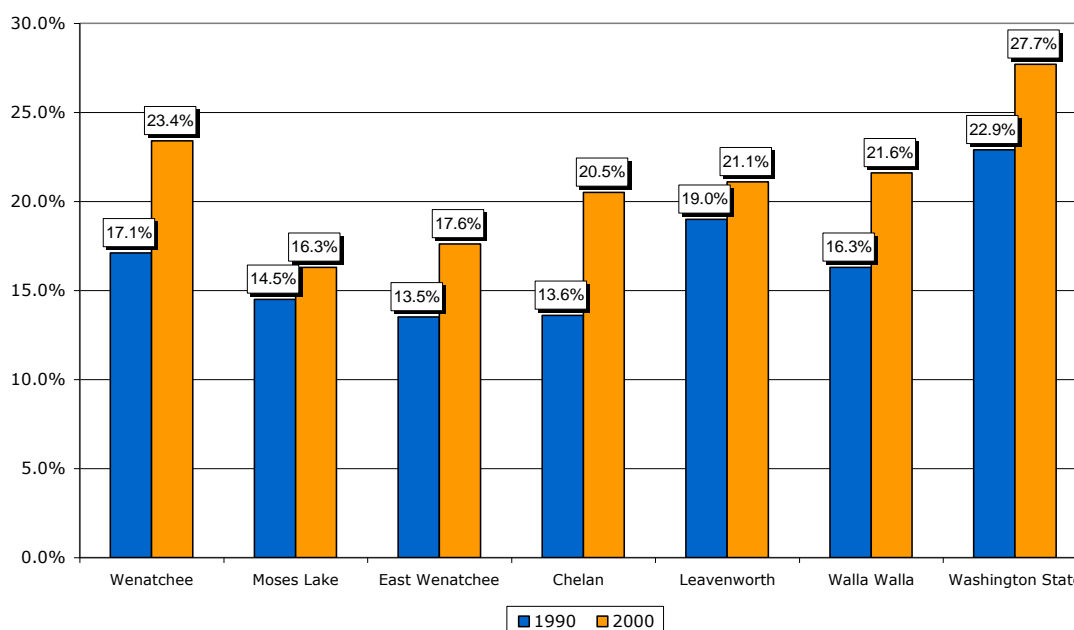
Wenatchee's "sense of place" through a continuous public dialogue about preservation, sustainability, hospitality, and the influence of arts, preservation and culture. Public and private groups have formed to support these efforts. Wenatchee also strives to welcome diversity and is working to raise awareness and understanding of its peoples, hoping to nurture the ethnic and cultural traditions of our diverse citizenry.

### **CREATIVE CLASS**



In recent years, much has been made of the "creative class" in economic development circles. Those cities which attract and retain this growing body of knowledge workers including artists, designers, professionals, entrepreneurs and high technology personnel tend to prosper, while those that do not tend to stagnate. No longer limited by access to transportation networks and large urban centers, these creative businesses and employees are increasingly attracted to communities that offer diverse cultural and recreational opportunities<sup>17</sup>. They are looking for unique urban areas and neighborhoods that are more culturally stimulating, tolerant, diverse and open to new ideas. There is a strong correlation between the number of musicians and writers in a place, for example, and the number of highly skilled knowledge workers. In addition to larger metropolitan areas such as San Francisco, Austin and Seattle, the creative class is gravitating to smaller communities including Bend (OR), Missoula (MT), and Walla Walla. Given its natural

**Percentage of Adult Population  
with Bachelor's Degree or Higher, 1990-2000**



<sup>17</sup> Incidentally, prosperous "empty nesters" and active retirees are also moving to cities and towns that offer these same amenities

beauty and historic assets, it's not surprising that Wenatchee's creative class is growing according to census data. Generally speaking, this dynamic group of knowledge workers tends to be highly educated. As of 2000, approximately 23 percent of the adult population over the age of 25 in Wenatchee possessed Bachelor's degrees or higher. Although this figure was lower than in Washington State as a whole, it was higher than other eastern Washington municipalities including East Wenatchee, Chelan, Leavenworth, Moses Lake, and Walla Walla. In terms of percentage increases, Wenatchee's share of four-year college educated residents exhibited a high annual growth rate between 1990 and 2000. Over the ten-year period, the percentage of higher educated adults grew at a rate of 3.2 percent annually. This rate of growth exceeded that of Washington and was only lower than that of Chelan and its rapidly changing population. Given Wenatchee's lack of a four-year college or university, the data suggests that the community is experiencing a significant net inflow of college graduates.

Wenatchee's increasing educational attainment is related to its share of creative class employment. Although there are many professions in a number of industries that could be classified as creative class employment, two major census categories are clearly representative of the new knowledge and ideas economy, *Arts & Entertainment and Recreation*, and *Professional, Scientific & Technical Services*.

According to the 2003 U.S. Census of County Business Patterns, for every 1,000 jobs within its boundary, Chelan

County had 19.3 employees in the *Arts, Entertainment & Recreation* sector. Although this ratio was less than the Washington State average, it exceeded those of Grant, Walla Walla, and Spokane counties. Similarly, the County's ratio of 35 *Professional, Scientific & Technical Services* employees for every 1,000 jobs is higher than those of Grant, Walla Walla, and Douglas counties.

In Chelan County, 66.7 percent of establishments have four or fewer employees. This speaks to how the area attracts small, start-up companies. In addition to its high quality of life and relatively low costs of living, Wenatchee's state of the art fiber optic network provides the community with reliable access and ample speed and capacity. As a result, small creative companies specializing in graphic arts, computer gaming, website design and operation, film making, and other applications have been drawn to the area. Consistent with creative class theory, many of these entrepreneurs have chosen unique spaces in downtown Wenatchee with access to recreation and social outlets (e.g. Apple Loop Trail and coffee houses).

## **ENVIRONMENT**

### ***Built Environment***

In 2003, Wenatchee won the Great American Main Street Award, which recognized the longstanding efforts of the Wenatchee Downtown Association (WDA) and its work to strengthen the downtown environment. Since 1992, there have been 233 building renovation projects resulting in over \$18.5 million in reinvestment in downtown Wenatchee. In helping to leverage these projects, the public sector has contributed \$36.5 million to downtown improvements.

Concurrent with this effort was the creation of the Certified Local Government program in 1993 which provided a local mechanism for preserving historic buildings and sites. Over \$7.4 million has been invested in 57 commercial buildings and residential structures since the program began.

In December, 2008, Wenatchee's downtown was designated a National Register District encompassing 89 properties. In 2003, Wenatchee won the Great American Main Street Award, which recognized the longstanding efforts of the Wenatchee Downtown Association (WDA) and its work to strengthen the downtown environment. Concurrent with this effort was the creation of the Certified Local Government program in 1993 which provided a local mechanism for preserving historic buildings and sites. Twenty-four commercial buildings have undergone preservation projects with \$7,142,703.33 invested as of December 31, 2008.

The Grandview Historic District, the first historic residential district of its



kind in Wenatchee, was adopted in 2006 and incorporates 147 properties.

Wenatchee has also begun to recognize the importance of quality design for new construction. The Waterfront Sub-Area Plan and its supporting development regulations are the first set of standards with design features included to enhance the built environment.

### ***Natural Environment***

Wenatchee's natural setting is one to note. Recent planning efforts have suggested the need to preserve scenic and recreational resources, including the views of Saddlerock and the Skyline Drive viewpoint, the foothills trails system, and connections to the Columbia River.

The Wenatchee Valley Trails Coalition, in partnership with the Chelan-Douglas Land Trust, has brought the community together to envision a series of trails and open spaces connecting Wenatchee's waterfront to the foothills and beyond. Wenatchee's geological roots in the Ice Age floods are now memorialized in a new driving tour and exhibit in the Wenatchee Valley Museum and Cultural Center. Even Wenatchee's agricultural heritage is being considered for preservation through unique urban farming methods in small open space areas focused around the Wenatchee Reclamation District's irrigation canal. The Wenatchee Valley Farmer's Market provides an outlet for these locally grown products, supporting the

continuance of the industry that has made the community unique.

Scenic resources and open space have become topics of community preservation and value. These natural resources are intrinsic to Wenatchee's identity and attraction and need to be protected.

## **HISTORIC PRESERVATION**

In the early 1990's the city identified the importance of preserving downtown buildings as a way of reclaiming the city's identity and heritage. As noted in the Environment section above, the number of commercial and residential structures participating in the City's Certified Local Government/Historic Preservation program is growing and the first neighborhood historic district is in place. These efforts have contributed to a unique sense of identity for the city and its residents both old and new.

## **FACILITIES & INFRASTRUCTURE**

As the regional center for North Central Washington, many facilities support the area's cultural and artistic needs. The Stanley Civic Center is a key facility which houses the Convention Center and the Performing Arts Center of Wenatchee. The Wenatchee Valley Museum and Cultural Center, located downtown, provides unique exhibits of north central Washington's past and local artists, as well as holding diverse venues for local residents and families. The Wenatchee Community Center, housed in the former St. Joseph's Church, provides a new venue for building the social capital and fabric of the South Wenatchee



neighborhood. The city is also home to Wenatchee Valley College and the Confluence Technology Center, both of which offer a variety of state-of-the-art facilities designed to accommodate civic, cultural and economic development activities. Additionally, the area's wineries are beginning to host a number of cultural events, including concerts and theatre.

The city has grown both in the number and variety of arts/cultural/civic groups offering programming. The city has also expanded in the number of facilities that serve their needs, including several owner-operated facilities (e.g. Riverside Playhouse, Woods House Conservatory of Music, Pressroom Theater). The survey results from the Comprehensive Plan process noted that nearly 42 percent of respondents were very interested in performing and noted visual arts as a recreational amenity.

## **CIVIC LIFE**

Wenatchee has over 70 organizations providing performances, visual arts and diversity experiences, in addition to programming from area schools, including the Wenatchee Valley College. The College has supported the city in this arena by building new arts and studio space, carrying out a film and lecture series, and providing continuing education programs that have over 1,200 participants enrolled. The



Wenatchee School District developed the nationally recognized Mariachi Huenatchi program, which has grown in presence and influence, since 1995. In regard to specific areas:

### **Theater – Performing Arts**

In a 1994 study, 22 groups were providing annual theatrical performances in Wenatchee. By 2005, that number had grown to 37 groups. Moreover, several of the groups now operate their own facilities, including: Music Theater of Wenatchee and the 150-seat Riverside Playhouse, Mission Creek Players and the 100-seat Pressroom Theater, the Supporters of the Center and the 525-seat Performing Arts Center of Wenatchee, and the Icicle Creek Music Center and their partnership with the Woods House Conservatory of Music.

### **Visual Arts**

Established in 1975, the Wenatchee Arts Commission manages the City's *one-percent for arts* fund (i.e. one-percent of capital project funding). Its purpose is to:

- 1) Promote and encourage public programs to further the development, public awareness of, and interest in visual and performing arts and the cultural heritage of the area;
- 2) Advise the City Council in connection with the artistic and cultural development of the Wenatchee area;
- 3) Provide local artistic and cultural services to citizens of the Wenatchee area by making available to the city and its citizens expertise on the subject of visual and performing arts and cultural heritage;

- 4) Encourage donations, apply for and pursue grants or other support to further expand artistic, cultural programs and services for the citizens of the area; and
- 5) Work with the governments, institutions, and citizens of Wenatchee and neighboring communities in connection with the above stated purposes.

The City's fund has accumulated a collection for permanent exhibit. In addition, several large public art features have been constructed in the community. The City's collection consists of 218 art pieces with a value of over \$760,606.00.

Art on the Avenues, a private effort begun in 1994, now features over 60 sites for sculpture, primarily on streets in downtown Wenatchee, where the art can be seen year around. The permanent Art on the Avenues collection consists of 8 pieces with a value of over \$42,000. Each year they insure their temporary exhibit, which averages \$300,000. The organization has also sponsors the "Beauty in Bronze" school program for Wenatchee School District 5th graders who learn to make a bronze sculpture.

Two Rivers Gallery is a new artist cooperative gallery is located at the corner of First and Columbia Street. The non-profit operation, an affiliate of the Museum, represents over 95 member artists and is funded by grants, corporate and personal memberships. Operated by artists and supporting volunteers, the showrooms features original artwork of paintings, jewelry,





sculpture, pottery, glassware, prints and cards along with offering educational programs to children and adults.

The Wenatchee Valley College campus houses the Robert Graves Gallery, which has supported visual arts programming since 1976. The Robert Graves Gallery is a non-profit, community-supported, public art gallery; it promotes awareness of visual arts through art classes, lectures, programs, workshops and exhibitions. Between Wenatchee Valley College and several private enterprises, a variety of classes and exhibitions are held throughout the year, effectively supporting the growth of the visual arts in the region.

### ***Civic Environment***

The North Central Regional Library (NCRL), which serves North Central Washington with numerous branches and mail order library resources, is a statement of the region's commitment to rural literacy and engagement. The system of 28 community libraries circulates a collection of over 500,000 hardbound and paperbound books. Recently, NCRL made a welcome addition to Downtown Wenatchee by purchasing and rehabilitating a former Coca Cola bottling plant for its headquarters.

Wenatchee has a newly formed Diversity Advisory Council and three Sister City relationships with Korea, Japan, and Mexico. As mentioned above, Wenatchee Valley College has become increasingly involved in engaging the community in visual, performing, and civic dialogue activities and has several international exchange programs.

Wenatchee is also home to many freelance writers. A local writers group hosts the annual "Write on the River" conference held at the College to support the growth of this sector of the community.

### ***Events***

Of the 280 cultural events listed for the 2005 calendar year, 16.7 percent were theatrical in nature, 20 percent were sporting in nature, 3 percent were visual arts oriented, 13 percent were musical performances, 6 percent were film events, and almost another 6 percent were related to the emerging wine industry.

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## GOALS AND POLICIES

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### **REGIONAL CENTER - Promote Wenatchee as the urban hub for cultural and historic resources in the North Central Washington region.**

**Policy 1:** Promote and enhance Downtown Wenatchee as the region's historic, cultural and civic center.

**Policy 2:** Support organizations and facilities that promote and encourage cultural, historic and environmental dialogue.

**Policy 3:** Cultivate Wenatchee's unique sense of place by attracting development that enhances the cultural and historic environment.

### **CREATIVE CLASS - Strengthen Wenatchee's attraction and support for the creative class.**

**Policy 1:** Identify opportunities for potential overlay zones and cultural districts to develop creative business clusters

**Policy 2:** Support the development of incubator or "alternative" spaces for small creative businesses to thrive.

**Policy 3:** Promote spaces for local artists to develop and present their work.

**Policy 4:** Support educational facilities and arts and cultural organizations that foster an innovative environment in the city.

**Policy 5:** Encourage diverse businesses, business districts and community activities that develop an environment of inclusiveness, cultural exchange and civic dialogue.

### **ENVIRONMENT - Protect and enhance Wenatchee's unique sense of place.**

**Policy 1:** Preserve Wenatchee's scenic points of interest including Saddlerock and the viewpoint along Skyline Drive.

**Policy 2:** Enhance the Highline Canal and preserve its historic connection to agriculture.

**Policy 3:** Support the Wenatchee Valley Farmer's Market and similar organizations that seek to marry the environment and the economy.

**Policy 4:** Utilize the one-percent for the arts program to enhance and energize Wenatchee's arts environment.

### **HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.**

**Policy 1:** Foster community stewardship in honoring the beauty and accomplishments of the city's history and its built environment.

**Policy 2:** Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

**Policy 3:** Identify and implement incentives to private property owners for the preservation and rehabilitation of historic buildings, structures, sites, districts and objects.

**Policy 4:** Discourage the demolition of historic properties by facilitating their adaptive reuse.

**Policy 5:** Leverage Wenatchee's historic character as an economic development tool through heritage tourism, cultural events, creative class business recruitment, and the adaptive reuse of buildings.

**Policy 6:** Maintain the continued visibility and community focus on the Wenatchee Register of Historic Places through the partnership of the City, Washington State (through the Certified Local Government program) and the Wenatchee Historic Preservation Board.

**Policy 7:** Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

**FACILITIES & INFRASTRUCTURE - Support the development of facilities and infrastructure that further enhance Wenatchee's innovative and creative climate.**

**Policy 1:** Recruit and support facilities that provide places for cultural and civic dialogue.

**Policy 2:** Strengthen and enhance Wenatchee's places for educational experiences, broadening education for all sectors of the community.

**Policy 3:** Develop public spaces that foster neighborhood identity and provide community gathering places.

**CIVIC LIFE - Foster opportunities for life long educational, artistic and cultural exploration for all citizens.**

**Policy 1:** Support the public school system and provide for its growth.

**Policy 2:** Encourage continuing education and lifelong learning opportunities through local agencies, colleges, universities and organizations.

**Policy 3:** Support the regional library system and provide for its growth.

**Policy 4:** Enhance the presence of the performing, visual and creative arts.

**Policy 5:** Encourage the Wenatchee Diversity Council in building lasting community relationships and events that encourage civic dialogue and community engagement.

## COMMUNITY DESIGN

### TOPICS

- Purpose
- Background
- Gateways
- Districts
- Corridors
- Walkable Communities
- Goals and Policies

### PURPOSE

The design of a community can promote community identity and enhance the quality of life or it can diminish the sense of place. Although the Growth Management Act does not require the inclusion of a community design component, much of the public input received revolves around improving the quality of development throughout the city. Community design gives Wenatchee citizens the opportunity to envision and achieve aesthetic goals for the community.

Our area's natural beauty, climate, recreational amenities and relaxed life-style continue to attract many people. This population and economic growth has energized the Valley's role as a regional center. The policies of this element incorporate the theme of Wenatchee as the regional urban center in the midst of a rural landscape. Policies protect existing neighborhoods, emphasize the design of quality residential and commercial/mixed-use districts, and encourage incorporation of public spaces. This chapter includes discussion on street design, seeking to enhance the appearance, safety and accessibility for all travel modes.



### BACKGROUND

Modern city planning in the United States traces its roots back to the early city beautification movement of the late 19<sup>th</sup> century. Led largely by architects, landscape architects, and civic boosters, this movement sought to restore order and aesthetic appeal to the rapidly growing metropolises of the Industrial Revolution. Throughout the 20<sup>th</sup> century, planning gradually moved away from this focus on design and form in favor of social, economic and environmental policy. It has only been recently that cities have rediscovered the importance of urban design in creating vibrant districts and classic neighborhoods.

Urban design, or community design, is the purposeful manipulation of the built or natural environment to achieve public goals of form and function. Unlike architecture, community design does not concern itself with individual buildings; rather, it looks at the "sum of all parts". These include buildings, uses, public spaces, and infrastructure. Community design can range from designing an entire transportation system to maximize safety and efficiency, to determining the types of building materials appropriate in a historic district.

The scenic landscape of the Wenatchee Valley presents one of its most impressive regional qualities. It contains the unique combination of rugged North Cascades mountain peaks and high desert foothills to the west, basalt rock formations and fields of grain to the east, and working fruit orchards all around. This combination of landscape elements makes it a truly unique place. As the supply of developable land continues to dwindle though, the open character of the surrounding foothills and the number of orchards dotting the landscape are increasingly threatened.

*Wenatchee A High Performance Community Strategy* developed for the City of Wenatchee, Port of Chelan County and the Quest for Economic Development in 2000 discusses the importance of quality of life in generating and maintaining a strong economic base. Wenatchee's strengths identified include: recreational opportunities, health care, special events, downtown look and feel, and cultural opportunities. Weaknesses identified include: community feeling, community identity, and gateway appeal; all of which speak to the topics of community design.

## **GATEWAYS**

From a design perspective, gateways are significant points of entry into a community, district, or neighborhood. In addition to creating first and lasting impressions for newcomers, they provide visual and psychological boundaries for residents. Whether descending from the foothills, driving into downtown, or crossing the Columbia River, Wenatchee's gateways provide opportunities to



convey strong images as a regional center of culture, education, commerce, and recreation.

Wenatchee's key gateways into the city include:

- US 2/97 eastbound from Seattle
- US 2/97 (Odabashian Bridge) westbound from East Wenatchee
- SR 285 southbound from Sunnyslope
- SR 285 (Senator George Sellar Bridge) westbound from East Wenatchee
- Malaga-Alcoa Highway northbound from Appleyard
- Apple Capital Recreation Loop Trail pedestrian/bicycle bridges

The vertical descent from the west and the two bridge crossings create natural transitions and optimal gateway locations. Unsightly automobile oriented land uses at the northern and southern peripheries of the city, however, significantly impact these first impressions. Not only must visitors travel a fair distance from the gateways to reach the award-winning downtown, they must do so intentionally, as the existing traffic patterns funnel them away from Wenatchee Avenue on the Chelan/Mission one-ways.

With the possible exception of downtown, there are a limited number of internal gateways within Wenatchee. That is, few of Wenatchee's neighborhoods and districts help orient residents and visitors with design cues or themes. Although some subdivisions



and developments include monument signs and/or gates, they often lack the architectural identity or mature landscaping of classic neighborhoods such as the Grandview Historic District.

For a number of reasons, both aesthetic and economic, the distinctive entrances into Wenatchee and its districts should be preserved and enhanced. A gateway enhancement program could target significant gateways along major arterials for strategic improvements such as land use changes, development standards, landscaping, paving, signage, and public art that positively contribute to a sense of place.

## **DISTRICTS**

Districts are activity centers within an urban area that have recognizable functions, boundaries, and design themes. They may be strictly residential or commercial in nature, or they might be a compatible mix of shops, apartments, offices, and townhouses. Whether they are single use or mixed use in nature, districts provide a definite sense of place for residents, employees, and visitors. That is, you are made well aware when you are in a district. A person can distinctly imagine a district, from its architectural styles to its general “feel,” when another mentions it.

Examples range from trendy shopping districts to industrial warehouse districts. Others include arts/entertainment districts that encourage neon lights and colorful signage or small neighborhood retail districts with corner stores and cafés.

## **Downtown Wenatchee National Register District**

The Downtown Wenatchee National Register District is a collection of commercial, mixed-used, and warehouse buildings located in the central business district. Since the city’s establishment in 1892, this area has served as the pulse of downtown’s commercial and industrial heritage. The National Register Historic District is comprised of nine and one-half blocks located a short distance west of the Columbia River and parallels the riverfront. The historic district is bordered by Mission Street to the west, Columbia Street to the east, N. 1st Street to the north, and Kittitas Street to the south. Three streets run north-south and five run east-west. The spine of the district, Wenatchee Avenue, runs north-south and contains mostly smaller scale (one- to four-story) commercial buildings mixed with a few substantial buildings such as the ten-story Cascadian Hotel and six-story Doneen Building that anchor the downtown. Paralleling Wenatchee Avenue to the east is Columbia Street, which is lined with warehouses next to the railroad line. Also running north-south is Mission Street (one block west of Wenatchee Avenue) which



**Downtown Wenatchee**



contains a mixture of civic buildings, small scale commercial buildings, and theater buildings. Historic painted wall signs on some of the buildings' brick-clad, rear facades are distinguishing features in the alleys and help tell the story of the businesses that once occupied the buildings and others continue to advertise existing long-running businesses. Most of the streets are distinguished with angled or parallel parking, mid-block crosswalks, and pedestrian-friendly amenities along the sidewalk such as street furniture, brickwork, hanging flower pots, and historic building markers. Columbia Street serves the warehouses that line the street and is more oriented to vehicles with no sidewalks. Mission Street is a major arterial through downtown. As Wenatchee Avenue and Mission Street continue north outside the historic district, the area is characterized by auto-oriented developments from the 1950s through the present. To the south are smaller scale commercial buildings and early twentieth century single family homes (some converted to businesses). The only open space within the historic district is Centennial Park at the northwest corner of S. Wenatchee Avenue and Yakima Street. The park was created in 1992 (on the former site of a hotel building). The park has a large lawn area, bandstand, brick-paved plaza, seating, artwork, and a replica street clock.

Most of the buildings in the District were constructed between the early 1900s to the late 1920s. Most are vernacular in style and clad in brick. Other architectural styles found in the district include Art Deco and Commercial. These styles reflect the period during which most of the buildings in the district were

constructed. Foundations are stone, brick, or concrete. Typically, the ground floor is occupied by small businesses while most upper floors are used for offices and some house hotels/residential apartments. The combination of the generally modest scale of the buildings with the ground floor storefront businesses provides a pedestrian-friendly environment. Some windows on the upper stories have been boarded up. General characteristics of the buildings include stepped parapets, ornamental cornices, patterned brickwork, and corbelled parapets and courses. More unique features include terra cotta detailing on primary facades. Buildings vary in use but generally fall in the following categories: commercial, office, industrial, institutional, and hotel/apartment buildings. The warehouses along Columbia Street are characterized by brick cladding, loading docks, large openings with roll-up doors, and minimal window openings and decorative features.

The period of significance begins in 1902 with the construction of the Wells Morris Hardware Building (the earliest extant building) and ends in 1955 with the construction of Seattle First National Bank. The Modern style bank building represents a shift in architectural styles for downtown Wenatchee. Typical property types and some examples of each include commercial buildings (Fuller Quigg Building and Kress Building), hotels buildings (Cascadian and Olympia Hotels), fruit warehouses (Wells and Wade Fruit Packing Plant) along Columbia Street, public/institutional buildings (Old U.S. Post Office and Annex Buildings), and two historic brick streets (Orondo and Palouse between Wenatchee Avenue and Mission Street). A number of vacant parcels exist in the district and most are used as surface parking lots. Some sites along Mission Street have been replaced by parking lots or contemporary buildings. Some of the original fruit warehouses along Columbia Street have also been replaced by contemporary warehouses. Unlike many

other cities in the country, Wenatchee did not experience significant urban renewal in the 1950s and 1960s. Changes to the downtown have been more a reflection of gradual response to changing times. However, as whole, downtown Wenatchee retains a significant number of cohesive historic resources constructed from the 1900s to late 1920s, representing the birth, growth and development of the city, and forming a central business core conveying its historic significance.

The Downtown Wenatchee National Register Historic District is composed of 89 historic resources (not including vacant parcels). Of the 89 historic resources, 57 (64%) are contributing resources and 32 (36%) are non-contributing (either historic or non-historic). Two historic contributing properties (Old U.S. Post Office and Annex Buildings) are currently individually listed on the National Register of Historic Places.

The first column below identifies the total number of contributing and non-contributing resources and the second column removes the existing National Register (NR) listed properties:

Historic Contributing	57	55
Historic, non-contributing	25	25
Non-historic, non-contributing	7	7
Vacant	4	4
<b>Total</b>	<b>89</b>	<b>87</b>

Generally, the condition of the buildings is good due to their solid construction and ongoing maintenance. The integrity of the upper stories of the buildings has been maintained overall and typical alterations were to the original wood windows (usually double-hung) replaced by aluminum windows or the

openings were boarded over with the original windows in place or removed. Storefront levels on most of the buildings were altered over the years by various tenants or the property owner in an effort to "modernize" and stay current with popular design concepts of the period (generally between the 1950s through 1970s) or to better suit the changing uses by different businesses. Depending on the size of the building, the first story typically had at least two bays with a recessed entry for each. Another entrance (either in the center of the building or off to one side) led up to the upper floors. Original storefronts had window systems that were constructed of wood or metal frame with wood, brick, tile, or stone bulkheads. Transom windows or mezzanine windows were a typical feature above the storefront display windows. The most dramatic alterations on some buildings have been the covering of the entire front façade with a new façade. These "slipcovers" were attached to the original facades, turning an early twentieth century building into a modern looking one. A revitalization movement in the 1990s through the present has been to remove these "slipcovers" from the buildings to reveal the historic facades. This work continues as the value of historic preservation is gaining recognition.

Wenatchee's recently approved Grandview Historic District represents a perfect example of a classic residential district. With the exception of a few modern buildings, the neighborhood consists of a colorful mix of early 20<sup>th</sup> Century architecture including Queen Anne, Four-Square, Craftsman Bungalow, Craftsman/Prairie, and Tudor Revival styles. With uniform setbacks, mature landscaping, and detached garages in the rear, large stately houses coexist favorably with multifamily homes. With little or no off-street parking, the lovely neighborhood parks and churches are designed for people not cars.

Outside the historic center of Wenatchee, commercial and residential districts have less cohesion and are hard to identify. The North Wenatchee Center or retail district is spread out and lacks a discernible center. With its higher residential densities, large number of small businesses and strong Latino influence, South Wenatchee could support a more pedestrian friendly business district such as a *Mercado*. Although the area around the intersection of 5<sup>th</sup> and Miller possesses all the makings of a vibrant mixed use neighborhood including a grocer, offices, apartments, single family homes, and a coffee shop, it is disjointed, designed for cars and not easily navigated by pedestrians.

If districts represent the focal points of a city, transportation and activity corridors represent the pathways and public rights-of-way between those focal points. In addition to serving the function of moving goods, services, and people from one place to another, corridors visually connect and weave together pieces of the urban fabric.

Community design elements of a corridor include:

- Views (e.g. Saddlerock framed at the end of Orondo)
- Land uses
- Building orientation
- Landscaping & Signage
- Street furniture - benches, trash receptacles, bus stops, lampposts
- Bike paths and sidewalks
- Civic art
- Traffic operations (e.g. one-way or two-



Source: MAKERS Architecture & Urban Design

## **CORRIDORS**

way)

*"Wenatchee feels small-town all American. Its core downtown is quaint and thriving, though the arterials could be Anywhere, USA: Motels, strip malls and car dealerships meld together in mind-numbing succession."*

- *Ski Magazine, November, 1998*

When properly designed and executed, these elements can coalesce to create an overall sense of place, promote economic activity, encourage physical activity, enhance wayfinding, decrease traffic problems, and even reduce vehicle speeds and crime through visual cues (e.g. street width,

lighting, and “eyes on the street”<sup>18</sup>). Unattractive and poorly planned corridors can engender visual confusion and disorientation, limit economic marketability, promote speeding, and create dangerous unprotected spaces for pedestrians.

Wenatchee Avenue, which stretches from the Sellar Bridge to the Wenatchee River, is a corridor of marked differences. The northern and southern ends of the corridor are dominated by automobile-oriented commercial and industrial users featuring large signs, deep building setbacks, and underutilized surface parking lots. These segments are in sharp contrast to the blocks running through Wenatchee’s traditional core. They generate major traffic issues by spreading out activity rather than focusing it at specific nodes. Although required landscaping is slowly beginning to soften the appearance of Wenatchee Avenue, significant enhancements are needed to overcome the negative perceptions of the corridor by residents and visitors.

Transitioning arterial streets such as Western, 5<sup>th</sup>, and Maple, also provide opportunities for corridor improvements. Existing land uses including small businesses, public facilities, adult care facilities and higher density residential developments along many of these streets create the potential for new corridor zoning overlays. To help mitigate traffic and aesthetic impacts of more intense land uses, major corridors such as 5<sup>th</sup> Street, Western,

Miller and Maple could be targeted for enhancements.

## **WALKABLE COMMUNITIES**

Prior to the advent of the automobile, single family homes, townhouses, and apartments were built close to places of work, worship, transit, shopping, and recreating. The mobility and flexibility afforded to families by the personal automobile has since allowed them to move further away from traditional urban centers to single family subdivisions. As a result, suburban dwellers are less likely to be active as a matter of routine whether it is biking to the store for a gallon of milk, walking to school, or climbing stairs in a multifamily building. Other technological innovations including household appliances and yard equipment have only compounded the problem by engineering exertion out of our daily lives.

Recent studies linking suburban living with obesity have called attention to the physical design of our neighborhoods. Residents in low density sprawling areas are more likely to be obese and suffer from hypertension than those in more compact communities<sup>19</sup>. A mixed-use land use pattern, on the other hand, increases the number and share of walking and biking trips. For trips of less than one mile, mixed-use communities can generate up to four times as many walking trips<sup>20</sup>. Engrossed Substitute Senate Bill (ESSB) 5186, passed by Legislature in 2005, recognizes this linkage between health and the built environment, requiring communities to consider urban planning approaches in promoting physical activity and active forms of transportation (e.g. walking & bicycling).

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<sup>18</sup> “The sidewalk must have users on it fairly continuously, both to add to the number of effective eyes on the street and to induce a sufficient number of people in buildings along the street to watch the sidewalks.” – Jane Jacobs, *The Death and Life of Great American Cities* (1961)

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<sup>19</sup> McCann, B. & Ewing, R. (2003). *Measuring the Health Effects of Sprawl*. Smart Growth America – Surface Transportation Policy Project.

<sup>20</sup> Holtzclaw, J. (1994). *Using Residential Patterns and Transit to Decrease Auto Dependence and Costs*, Natural Resources Defense Council, San Francisco, pp. 16-23.

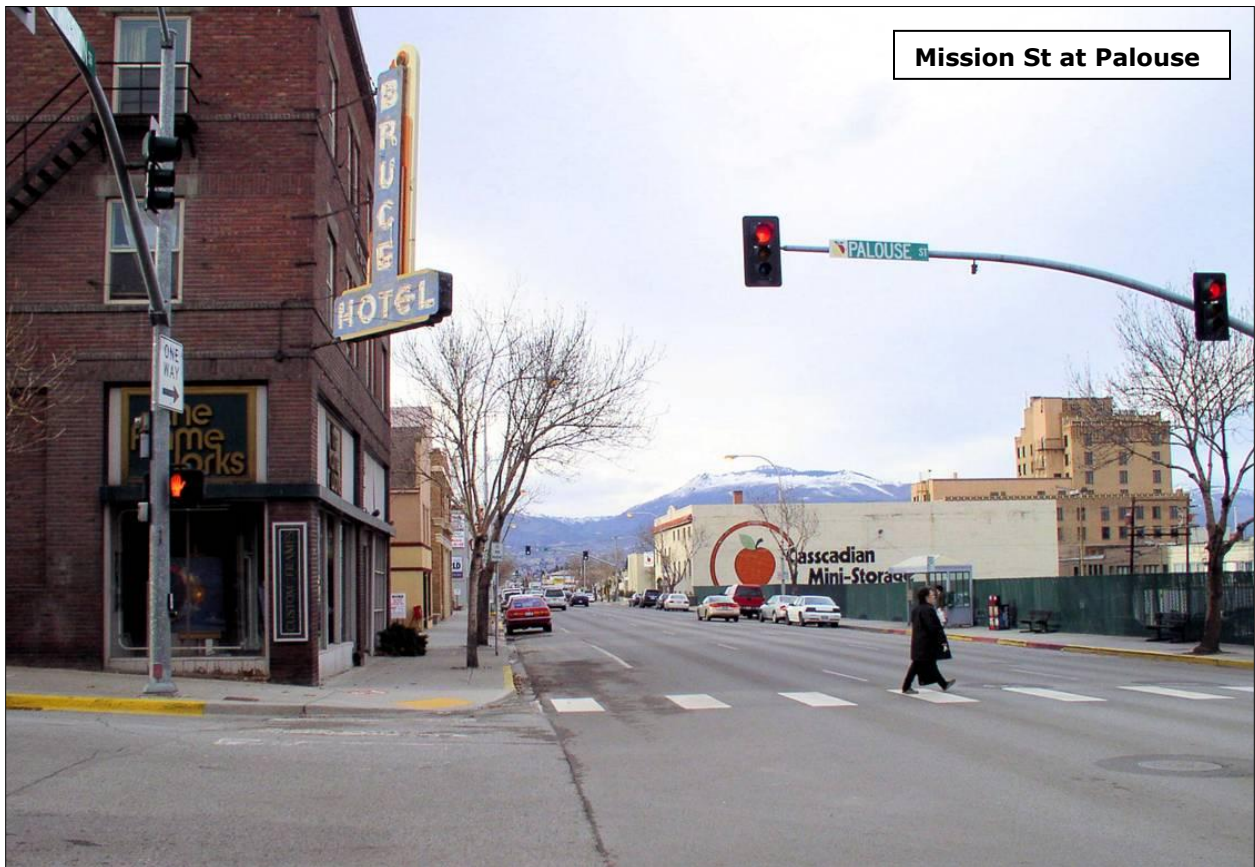
Given the relatively compact urban form of Wenatchee, many of the older neighborhoods are within walking or biking distance of downtown services, shopping, and recreation opportunities. Many schools are embedded within existing neighborhoods, thereby allowing students to walk to school. Newer residential developments, however, tend to be more than a ¼-mile away from schools, parks, and neighborhood retail such as grocery stores.

In addition to physical distances, potential walkers and bicyclists are deterred by psychological barriers related to community design.

choose to walk. Chelan Avenue/Mission Street, for instance, discourages walking and bicycling by favoring cars over people.

Perhaps no other comparison better captures the importance of community design than the difference between downtown Wenatchee Avenue and the Chelan/Mission one-ways.

Despite being only a block away and sharing similar historic architecture and mix of uses, the one-ways look and “feel” completely different. By speeding traffic three abreast, the two streets cut off downtown from the adjacent neighborhoods by creating a physical and psychological barrier for potential walkers.



Regardless of distance, other factors including sidewalk connections, architecture, shade trees, topography, and sense of safety can increase or decrease the likelihood a person will

This same traffic pattern inhibits retail activity by decreasing accessibility. More specifically, drivers have a hard time crossing lanes to reach their destination or finding parking with the one-way traffic.





There are many different design techniques that improve walkability of streets such as Chelan and Mission. If returning such one-way streets to two-way traffic will detrimentally impede traffic circulation, there are several additional opportunities to make streets more inviting for pedestrians and bicyclists, as well as improving safety for all transportation modes. One strategy involves reducing traffic to two lanes; this allows room for an expanded sidewalk, diagonal on-street parking, and/or bicycle lanes.

Other ways to improve walkability and safety for pedestrians include narrowing a street at pedestrian crossings (commonly referred to as "bulb outs"), adding trees and/or landscaping in between the street and the sidewalk which poses as an additional barrier between pedestrians and cars, and adding street furniture that invite people to spend time on

the sidewalk. An example of a more pedestrian friendly Mission St is shown below. Techniques used in the picture include "bulb outs" at crossings and street trees as well as promoting active ground-floor uses and increasing the height of buildings to include more uses such as offices and/or residences.



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## GOALS AND POLICIES

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### ***GATEWAYS -- Improve the visual appeal and navigability of Wenatchee by enhancing gateways into the city, its districts and neighborhoods.***

**Policy 1:** Develop visually attractive and identifiable gateways at primary entrances to the city using a combination of streetscape, signage, and building orientation to create memorable community entries.

**Policy 2:** Preserve and enhance views of significant natural and built features and landmarks such as Saddlerock, the Wenatchee Valley from Skyline Drive, and the Columbia River.

**Policy 3:** Protect the edges of neighborhoods and districts through compatible design and development standards, signage, and landscaping.

### ***DISTRICTS – Foster distinct and vibrant mixed use and commercial districts.***

**Policy 1:** Adopt design standards for certain mixed use and commercial districts, including the downtown and waterfront.

**Policy 2:** Encourage mixed use and commercial districts to incorporate functional public spaces such as neighborhood parks or pedestrian plazas.

**Policy 3:** Require pedestrian circulation through new mixed use and commercial projects with sidewalks and internal pathways.

**Policy 4:** Allow on-street parking to count towards off-street parking requirements in selected mixed use areas to encourage compact, pedestrian oriented development and reduce the size and impacts of parking lots.

**Policy 5:** Facilitate residential development in the downtown and other areas close to employment, cultural and shopping opportunities.

**Policy 6:** Enhance sidewalk activity by encouraging development to site buildings close to the street, with parking located behind or to the side of buildings, and to include ground-floor façade treatments that generate pedestrian interest.

**Policy 7:** All signs and lighting (including for streets, buildings, parking areas, and signs) should be designed so that they perform their function without being unduly disruptive to the visual appeal of the area.

### ***NEIGHBORHOODS – Support the progression of attractive and safe residential neighborhoods.***

**Policy 1:** Incorporate appropriate traffic calming techniques within residential street standards and implement along existing streets when conditions warrant.

**Policy 2:** Develop design standards for multi-family units that feature compatibility with the surrounding neighborhood, attractive architectural characteristics of single-family housing, and appropriate screening/placement of surface parking and waste collection areas.

**Policy 3:** Implement a review process for non-residential and multi-family projects within single-family residential districts that allows surrounding residents to comment on potential impacts.

**Policy 4:** Establish design standards and parking requirements for accessory dwelling units to ensure neighborhood character is maintained.

**Policy 5:** Promote a mix of uses in neighborhood commercial centers using incentives that encourage appropriately scaled buildings with second floor offices or residences.

**Policy 6:** Lighting scale, placement and design should facilitate safety while minimizing light impacts on the surrounding neighborhood and night sky.

***CORRIDORS – Develop appealing and efficient residential, mixed-use, and commercial corridors.***

**Policy 1:** Create an overall sense of place along corridors by concentrating development in districts and discouraging new strip commercial development.

**Policy 2:** Encourage development to orient around transit stops and to provide convenient access to such stops.

**Policy 3:** Mitigate the impact of increased traffic and higher densities along corridors through streetscape enhancements including pedestrian-scaled lighting, trees, landscaped medians, planter strips, and street furniture.

**Policy 4:** Ensure design and use compatibility of new corridor development with adjacent residential neighborhoods.

**Policy 5:** Regulate signage based on the premise that community aesthetics are a driver of economic development.

***WALKABLE COMMUNITIES -- Promote physical activity through safe and pleasant routes to employment centers, neighborhood services, parks, and schools.***

**Policy 1:** Consider the potential for residents and/or employees to walk to parks, schools, and shopping throughout the development review process.

**Policy 2:** Assess the “walkability” and “bikability” of school and commuting routes to determine priorities for capital improvements such as sidewalks, improved crossings, and bikeways.

**Policy 3:** Reduce parking requirements for new development that includes pedestrian and/or bicycle amenities such as walking paths, bike racks, or employee showers.

**Policy 4:** Support local walking and bicycling group efforts and participate in events designed to increase alternative mode use.

**Policy 5:** Develop standards for distinctive, safe crosswalks at major street intersections and places where there’s potential for significant pedestrian traffic, including parks.

**Policy 6:** Where feasible, separate motorized vehicles, bicycles and pedestrians along busy streets, utilizing landscaping, striping, and parking.

## PARKS, RECREATION, AND OPEN SPACE

### TOPICS

- Purpose
- Referenced Plans
- City Parks
- Park Types
- City Recreational Facilities
- City Recreational Programs
- Non-City Facilities and Programs
- Natural Open Space
- Foothills
- Level of Service Standards
- Goals and Policies

### PURPOSE

As a recreational paradise, Wenatchee celebrates nature and offers outdoor enthusiasts a wealth of adventure. Annually the area attracts visitors and new residents because of the area's natural beauty. Providing parks, recreational opportunities, civic and cultural activities, and an attractive setting in which to live is a part of a high-quality life.

Two of Wenatchee's vision statements are especially pertinent to this chapter:

*"The city will feature a variety of parks and open spaces, including an enhanced riverfront park, attractive neighborhood parks, and playfields, all connected by a comprehensive system of pedestrian and bicycle trails."*

*"The city will protect and enhance its natural setting and environmental quality, including the surrounding hillsides, shorelines, and scenic vistas."*

### REFERENCED PLANS

The following chapter is a summary of the 2006 *Parks, Recreation & Open Space Plan* adopted by the City in conformance with Interagency Committee for Outdoor Recreation (IAC) requirements for plans. The full plan is adopted by reference and incorporated as if fully set forth herein.

### CITY PARKS

In the City of Wenatchee there are 22 parks with a total of 211.3 acres serving the community and urban growth area public recreational needs. 110.3 acres are owned and managed by the City of Wenatchee Parks and Recreation Department and 101 acres are owned and managed by the Chelan County Public Utilities District (PUD). Sites include various parks throughout the city, the Wenatchee Cemetery, regional parks located along the Columbia River, a skateboard facility, 50-meter outdoor swimming pool, ice skating rink and several structures including the Carnegie Library building that houses the Recreation Department office.

**Table 12: Existing Parks and Open Space  
Wenatchee Planning Area**

Park Type	City of Wenatchee (acres)	Chelan County PUD (acres)	Total Acres	Total Number of Sites
Neighborhood Parks	6.8		6.8	4
Community Parks	48.3		48.3	5
Regional Parks		101	101	2
Special Use Areas	38		38	4
Open Space	0			0
Gateways & Beautification	17.2		17.2	7
<b>TOTAL</b>	<b>110.3</b>	<b>101</b>	<b>211.3</b>	<b>22</b>

## **PARK TYPES**

The most effective and efficient park system to manage is one made up of different types of parks, each designed to provide a specific type of recreation experience or opportunity. When classified and used properly they are easier to maintain, create less conflict between user groups, and have less impact on adjoining neighbors.

### ***Neighborhood Parks***

Neighborhood parks should be equitably distributed throughout Wenatchee to serve citizens close to home. They are small in size (under five acres), used for non-supervised or organized neighborhood recreational activities and generally located in every square mile section (one-half mile radius) where residential development occurs. Typically a neighborhood park accommodates a variety of activities including children playgrounds, seasonal wading pools, picnicking, open grass for passive use, outdoor basketball courts and can include multi-use sports fields for soccer and youth baseball.

### ***Community Parks***

Community Parks are large urban parks designed to serve as a focal point for community-wide activities. As such, community parks are intended to provide either the facilities or intensity of activities where noise, lighting, and vehicular traffic are appropriate for the neighborhood. Community Parks often include one specific use or focal point that makes them special. In Wenatchee, three of the community parks are adjacent to school facilities, thereby providing the acreage typical of a community park classification.

### ***Regional Parks***

Regional Parks are recreational areas serving the city and greater region. They are large in size with special features that are unique. Typically they serve regional resources and focus on active and passive recreation, regional trails systems, and access to statewide waters for camping, fishing, hiking, boating, picnicking and (in some cases) golf.

Special Use Areas are public recreation facilities used for a special purpose such as community services, cultural activities, historic facilities, and specialized recreation.

### ***Open Space***

Open Space can vary in function and size. It is defined as land or water left primarily in its natural state with recreation uses as a secondary objective.

### ***Gateways***

Gateways are landscaped areas located near the city limits. Beautification areas include landscaped features located along street right-of-ways, intersections, and medians. In Wenatchee it includes memorial plazas, public art sites, street trees, government buildings, flower baskets and historic features.

## **CITY RECREATIONAL FACILITIES**

Throughout the Wenatchee planning area are a number of sports fields and facilities located on property owned and managed by the City of Wenatchee, Chelan County PUD, Wenatchee School District, Wenatchee Valley College, Wenatchee Valley Museum and Cultural Center, and Wenatchee Community Center as well as some private sites providing public use. Table 13 is a general overview of types of amenities located throughout the community:

**Table 13: General Recreational Amenities**

<b>Recreation Facilities</b>	<b>Quantity</b>
Baseball practice and game fields	11
Basketball Hoops/Courts	6
Boat Launch	1
Children's Play Areas (1/2 City/WSD)	14
Football fields	2
Frisbee Golf	1
Gymnasiums	14
Ice (sheets)	2
Multi-use backstops	5
Path/trails	1
Picnic Shelters	6
Pools (swim/wade)	1 & 4
Soccer fields	12
Softball fields	6
Tennis Courts	12

**CITY RECREATIONAL PROGRAMS**

The Wenatchee Park and Recreation Department annually offers a number of programs and special events at various sites throughout the community. The City does not have a traditional recreation facility with meeting rooms, gymnasium, fitness rooms and facility space to house the major programs scheduled by the department for citizens each year. Facility scheduling becomes very difficult as the staff addresses the community demand for parks and recreation programs with limited options for space.

Recreation programs offered range from Athletics/Fitness, Aquatics, Cultural Events, Day Camps, General Recreation Programs, Recreation for Special Populations, Ice Sports, and Rental and Special Events.

Public and private partnerships are critical to the success of the programs offered by the department and throughout the community on a city-wide basis.

**NON-CITY FACILITIES AND PROGRAMS*****Federal and State***

Surrounding Wenatchee and beyond the UGA are several large federal and state natural resource areas. To the north is the Swakane Wildlife Area; to the west is Horse Lake and Horse Lake Road, Old Butte, Castle Rock, and Rooster Comb; and to the south is Canyon Springs # 1, 2, & 3, and Saddle Rock. These sites are owned and managed by the Washington Department of Fish and Wildlife, Washington Department of Natural Resources, and the Federal Bureau of Land Management. To the west and south of Wenatchee is the Wenatchee National Forest managed by the US Forest Service. The national and state lands provide wildlife habitat, with hiking trails and opportunities for nature observations, mountain biking, hunting and fishing. Two miles southeast in Douglas County, the Chelan County PUD provides the Rock Island Hydro Park. Seven miles north in Douglas County is Lincoln Rock State Park, managed by Chelan PUD but owned by Washington State Parks. Both parks provide tent and RV sites, playfields and boater access to the Columbia River, as well as swimming and picnic shelters.

Adjacent to the northern city limits of Wenatchee within the Olds Station area of the UGA is the Washington Confluence State Park that lies at the "confluence" of the Columbia and Wenatchee Rivers. The facility was built and is owned by the Chelan PUD. The Park, however, is operated and maintained by Washington State Parks and includes overnight RV and tent campsites, a baseball/soccer field, 2-lane boat launch, swimming beach, restrooms, showers, picnic shelter, volleyball, tennis courts, playground, pedestrian bridge across the river, 4.5 miles of trail, wildlife habitat, interpretive graphics and an RV dump site.

Within the Wenatchee UGA and located three miles north on SR-97A is Ohme Gardens. This unique treasure with nine gardens,

waterfalls, parking and picnic areas provides a changing atmosphere all season long. The site is owned by Washington State Parks, managed through a contract with Chelan County. The County works with the not-for-profit Ohme Gardens "friends" who support the preservation of the site.

### ***Wenatchee School District***

The Wenatchee School District offers sports and multi-purpose fields, playground areas, outdoor courts, 25-yard indoor pool, tennis courts and gymnasium space. Public access to these facilities is limited to times when school is not in session or there are no competing demands for use. The District serves as the primary provider of indoor recreational space for the community. In 2005 the Wenatchee High School Athletic Department received 187 requests for gym use between September and April for 11 gyms. Cooperating with schools to develop, manage and maintain recreational facilities for use by the general public increases the community's total recreation opportunity.

### ***Wenatchee Valley Sports Council***

The Wenatchee School District, Wenatchee Valley College, Wenatchee Parks and Recreation Department, individual sport organizations, and the City of East Wenatchee have formed a Wenatchee Valley Sports Council to serve as the community's catalyst to attract and promote sports and sports-related activities. The Wenatchee Valley Sports Council (WVSC), which currently exists as a functioning coordinated team with comprehensive representation, could work to focus on coordinated scheduling discussions, partnership projects, and capital improvement projects.

### ***Wenatchee Valley College***

Wenatchee Valley College offers a wide range of indoor and outdoor recreation facilities. The outdoor sports complex with the Paul Thomas Sr. Baseball Stadium is fully lighted with 1200 seats. It also serves as the home for the Wenatchee AppleSox, a semi-professional baseball team. All of the field facilities are shared with local community groups such as AAU, Babe Ruth, Little League and Wenatchee Youth Soccer. WVC has tennis courts, meeting rooms and conference facilities plus an auditorium with fixed seating. The campus is home to the Smith Gymnasium and two Paul Thomas Sr. racquetball courts and Paul Scea Fitness Center and a free weights room.

### ***Wenatchee Museum & Cultural Center***

The Wenatchee Museum and Cultural Center serves as a City department under the authority of the Mayor. It operates in partnership between the City of Wenatchee and the private Wenatchee Valley Museum Association. The museum provides group tours, a research library, museum store, feature exhibits, collections, school tours, summer programs, facility rentals and special events. An affiliate of the museum is the "Saunders Special" a mini steam train that offers fun for both kids and adults. The miniature train and Depot are located in Riverfront Park.

### ***Greater Wenatchee Bicycle Advisory Board***

The Greater Wenatchee Bicycle Advisory Board works with the City of Wenatchee Public Works and Community Development Departments on non-motorized on and off street bicycle routes and trails. Bicycle efforts began in the city over twenty five years ago; however, the board formed and has been active at monthly meetings since 1996. Bicycle improvements have been realized through the dedication of citizens in concert with the City of Wenatchee. Bicycle routes and proposed bicycle routes are a part of the city's overall comprehensive plan and referenced in the transportation element.



**Safe Routes to School**

The Safe Routes to School program promotes walking and bicycling to school and is administered through the North Central Educational Service District with assistance from the Washington State Department of Transportation. Highly energized and enthusiastic participants gathered in 2006 from the school district, city and county agencies to share their visions of safe routes to school. Visions included extending the Riverfront Trail north and south closer to schools, shorter and safer paths between developments, as well as reiterating a community culture where biking and walking to school is the norm.

**Chelan County**

Wenatchee River County Park is located west of Wenatchee on SR-2 outside of the UGA. This site provides RV stations, a playground and picnic sites. Shoreline access and hiking trails are also available.

**Port of Chelan County**

The Port of Chelan County has an extensive agenda in support of regional economic development activities under Port District jurisdiction. In support of the region's recreation economic cluster, a resolution was passed in support of a Wenatchee River Valley Trail System. The Port is currently working on a feasibility study to identify trail development and connections through the Olds Station UGA area connecting to Confluence State Park. The goal is to provide additional pedestrian and bicycle use, and trail alignments with the Apple Capital Loop Trail, all to increase opportunities for the 300+ employees that work in the area on a daily basis as well as for community residents. In addition, the Port is providing assistance to the

development of the Columbia River Water Trails initiative.

**Wenatchee Library**

The North Central Regional Library system covers 28 branches in five central Washington counties. The Wenatchee Library branch is located near the Chelan County Courthouse and provides "24/7" service for books, audio and video. The library also provides community book clubs, summer reading and story time programs.

**NATURAL OPEN SPACE**

A network of open space can be used for trails and trail access, wetlands, steep hillsides, or similar spaces. Sites are usually owned by a government agency and may or may not have public access. In some cases, environmentally sensitive areas are considered as open space while in other cases they protect and provide for placement of a unique feature. Wenatchee currently does not have park land inventory designated as natural open space.

As a part of the Confluence State Park in the Wenatchee UGA, the Chelan County PUD acquired 113 acres of pear orchard from the Horan Family for the purpose of preserving, expanding, enhancing and maintaining a natural wetland and wildlife area. The site is owned by Chelan County PUD and operated by Washington State Parks. There are viewing stations and two miles of gravel trail. As a part of the trail system, the park connects with the Apple Capital Loop Trail located on the western and eastern edge of the Columbia River. Confluence Park serves as a site of statewide significance to the entire Wenatchee Valley. As a part of the Federal Energy Regulatory Commission (FERC) licensing requirements for the Rock Island Hydro Project, Chelan County PUD also owns approximately 900 acres of the Home Water property located in the Foothills area (near Sage Hills Trails) outside of the Wenatchee UGA. The land is part of a wildlife mitigation route and the primary purpose is to serve wildlife, particularly mule deer. The

public has limited seasonal access that is restricted to trail boundaries.

## **FOOTHILLS**

Since January 2003, the Wenatchee Valley Trails Committee and the Chelan-Douglas Land Trust have been developing the concept of the Wenatchee Foothills Trail. Through the course of this work they have sought input from private landowners and trail users, discussed trail use issues with public officials, conducted trail improvement and habitat improvement projects, and posted signs with trail use rules and regulations.

Current trail-related problems include: lack of public understanding of proper trail use etiquette; existing "bootleg" trails that are unsustainable, erosion prone and dangerous; unauthorized trail building on both public and private lands; trespass; and parking problems at access points. These problems threaten to jeopardize public trail access because landowners adjacent to trail routes and trail access points feel that some trail users do not respect private property rights. Other landowners fear exposure to legal liability by allowing public use of trails on their land. Additionally, public land management priorities have never been reconciled among the various agencies that own land in the Wenatchee foothills.

The primary objective of Wenatchee Foothills Trail concept plan is that the public is able to enjoy protected open space and recreational opportunities in Wenatchee's western foothills forever. Creation of a formal, regulated community trail system with posted rules and a funded management plan could alleviate these problems and ensure that the trails of Wenatchee's

western foothills remain open to the public in perpetuity. Moreover, public non-motorized trails in the Wenatchee foothills could generate economic growth, serve as a natural classroom for people to learn about the ecology and heritage of the Wenatchee Valley, and help to preserve wildlife habitat along the urban-wildland interface.

## **LEVEL OF SERVICE STANDARDS**

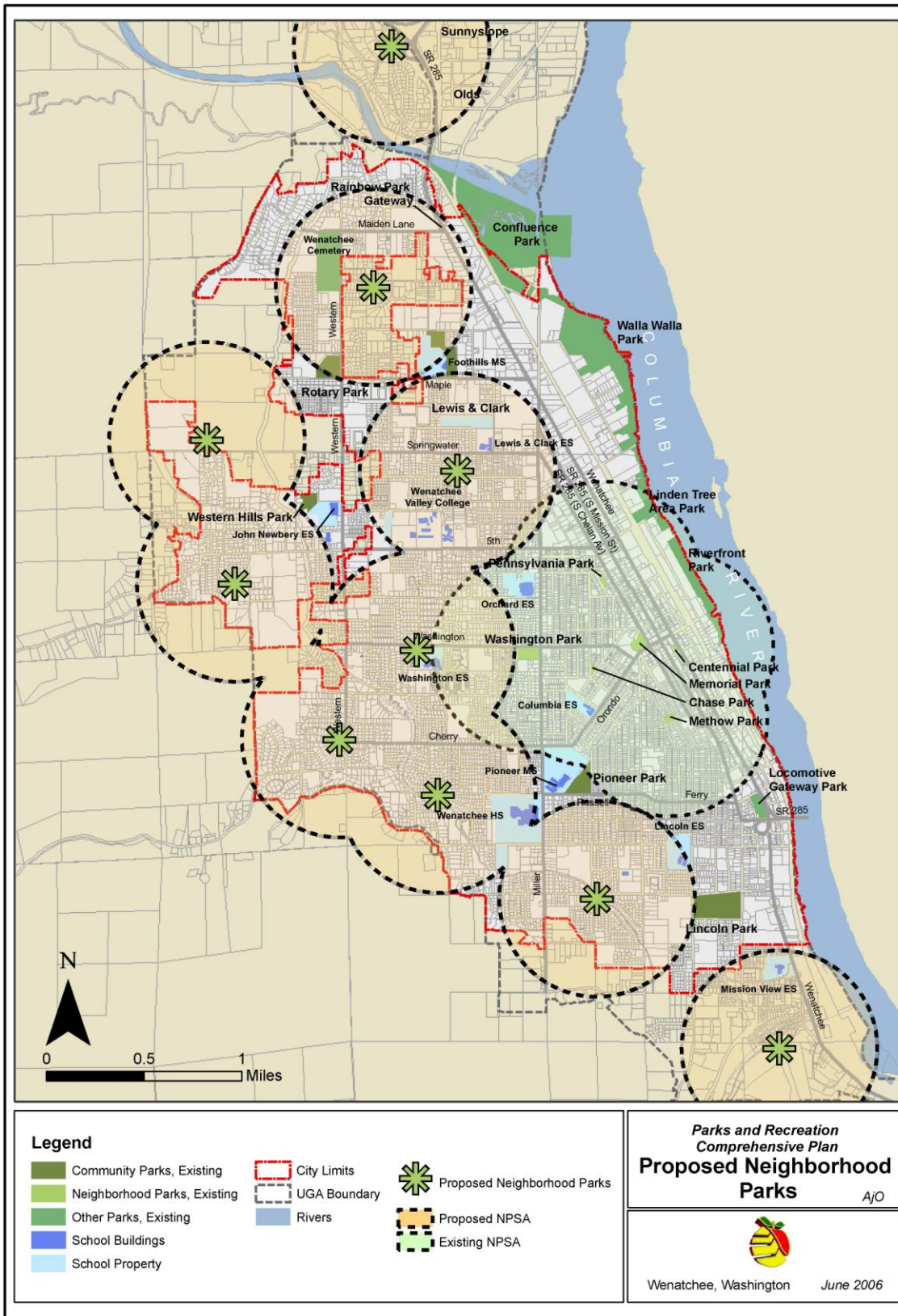
As an important first step in meeting the needs and addressing the development standards for all parks, minimum park standards should be developed. The *2006 Parks, Recreation & Open Space Plan* has level of service, or demand standards for the various classifications of parks. For the purpose of this plan and implementation through development projects, only neighborhood park level of service standards is adopted.

### ***Neighborhood Parks***

To address the lack of sites within walking distance to most residents, it is recommended that at least 10 additional neighborhood park sites are developed to serve a majority of the residential area in the City of Wenatchee as shown on the Neighborhood Park map in the *2006 Parks, Recreation & Open Space Plan*. These sites are based on the 1/2-mile service area.

**Table 14: Recommended Demand Standard for Neighborhood Parks**

Existing Inventory	6.8 acres
Existing sites	4 sites
Existing ratio	0.23 acres/1000 population
<b>Recommended Demand Standard</b>	<b>0.92 acres / 1,000 population</b>



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## GOALS AND POLICIES

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### ***ADMINISTRATION & OPERATIONS - Provide a wide range of park and recreational services for all interests and age groups.***

**Policy 1:** Serve as the primary leader/coordinator of parks and recreational programs for the community and as a lead in managing collaborative efforts of the parks, arts, business and people to create a vibrant community

**Policy 2:** Secure dedicated city capital funding for park acquisition and development.

**Policy 3:** Continue to coordinate programs with (non profits/ social and health services/community health programs etc.).

**Policy 4:** Continue to collaborate and cooperate with Wenatchee School District regarding use of facilities and programs when advantageous to both.

**Policy 5:** Promote parks and recreation as partners in economic development. Work with downtown businesses, community organizations in attracting tourists.

### ***PARKS AND OPEN SPACE SYSTEM - Provide a high quality park system that offers a wide variety of recreational opportunities.***

**Policy 1:** Develop a neighborhood park system which is located within ½-mile of most Wenatchee residences.

**Policy 2:** Acquire new facilities to meet growing demand.

**Policy 3:** Develop high quality improvements for parks and open space, including adequate parking.

**Policy 4:** Master Plan individual City Parks to research the opportunities for expanded values for the community with regard to trails, aquatics, playgrounds and sports fields.

**Policy 5:** Upgrade existing parks to provide a variety of recreational opportunities.

**Policy 6:** Develop a program to upgrade sports fields.

**Policy 7:** Work to secure long-term dedicated funding sources for the acquisition, development, operations and maintenance of the parks, facilities and recreational services, such as considering implementation of park impact fees.

**Policy 8:** Provide outdoor facilities and opportunities for multi-cultural recreational activities related to visual, performing and literary arts.

**Policy 9:** Continue to work with Wenatchee School District, Chelan County PUD, and the Port of Chelan County to provide Community and Regional Park facilities.

**Policy 10:** Continue the existing and research expansion of the flower basket and tree program.

**Policy 11:** Work to expand waterfront trails, waterfront access and expanded water related activities.

**Policy 12:** Preserve and identify areas with critical or unique natural features that provide trail connections and access points throughout the community.

**Policy 13:** Recognize that the wild and undeveloped 'front-country' represented by the Wenatchee foothills is a unique and important regional recreational resource.

**SHORELINE USE AND ACCESS – Expand opportunities for public enjoyment of shoreline access.**

**Policy 1:** Acquire shoreline property whenever it meets the current and future needs for public recreation access.

**Policy 2:** Recognize that the Wenatchee waterfront is a unique regional recreational resource.

**Policy 3:** Provide visual access to the water whenever possible. Develop viewpoints where the topography prevents direct access.

**Policy 4:** Develop and use waterfront parks for activities and interests specifically related to the shoreline environment. Implement the adopted Waterfront Sub Area Plan.

**Policy 5:** Provide opportunities for walking and visits where terrain and shore conditions permit public access.

**Policy 6:** Encourage environmental education, learning opportunities and partnerships for shoreline and habitat opportunities.

**RECREATION PROGRAMS AND ACTIVITIES – Provide a wide variety of outdoor and indoor recreation programs to meet the leisure needs of all age groups and interests.**

**Policy 1:** Develop a Recreation Business Plan to provide for the expansion of the recreation programs to meet the needs of all age groups and interest/skill levels.

**Policy 2:** Complete a feasibility study to investigate the provision of a traditional recreational facility with gymnasium space, classrooms and recreational programming space.

**Policy 3:** Be the catalyst to see that all recreation needs are met.

**Policy 4:** Serve as a primary coordinator of recreation programming and services for special populations in the community.

**Policy 5:** On an annual basis, evaluate individual recreation programs in terms of persons served, overall community interest and costs. Continue to maintain a high ratio of revenue to operating costs for recreation services.

**Policy 6:** Be innovative in offering new and interesting recreation programs.

**Policy 7:** Seek partnership with the rowing/paddling/non-motorized community to expand opportunities for water related programming.

**Policy 8:** Seek partnership with the hiking/mountain biking/equestrian community to expand opportunities for foothills related programming.



**PARKS OPERATIONS AND MAINTENANCE – Provide a high quality and efficient level of maintenance for all park areas and facilities in Wenatchee.**

**Policy 1:** Recognize sustainability as a part of the total consideration of acquisition and development of parks and facilities.

**Policy 2:** Maintain park and recreation facilities in a manner to make them safe, attractive, and a positive part of the neighborhood.

**Policy 3:** Use volunteers for special park maintenance projects (i.e. youth job corp., real estate agency adopted community projects, service clubs).

**Policy 4:** Create (or continue) the parks maintenance system that places the emphasis on the safety, comfort and satisfaction of the park users.

**Policy 5:** Identify opportunities for best environmental operations and maintenance practices, such as recycling.

**FOOTHILL TRAILS PLAN – Develop a foothill trails plan that provides access to significant environmental features along the western foothills.**

**Policy 1:** Work with the Wenatchee Valley Trails Committee (under the Chelan Douglas Land Trust) to implement the Foothills Trails Plan; addressing protection, expanded and developed access, trail enhancement, and/or acquisition of lands necessary for implementation of non-motorized recreational use of the foothills with connections to the Apple Capital Recreational Loop Trail.

**Policy 2:** Where terrain and conditions permit public access, work in partnership with the development community to provide opportunities for public connections and access points to the Wenatchee foothills trails system.

**Policy 3:** Create a comprehensive system of multipurpose off-road trails using alignments through public landholdings as well as cooperating private properties where appropriate.

**Policy 4:** Link residential neighborhoods to Foothill trails and trailhead facilities through bike and pedestrian routes.

**Policy 5:** Furnish trail systems with appropriate supporting trailhead improvements that include interpretive and directory signage systems, rest stops, drinking fountains, restrooms, parking and loading areas, water and other services.

**Policy 6:** Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to the trail system and reduce duplication of supporting improvements.

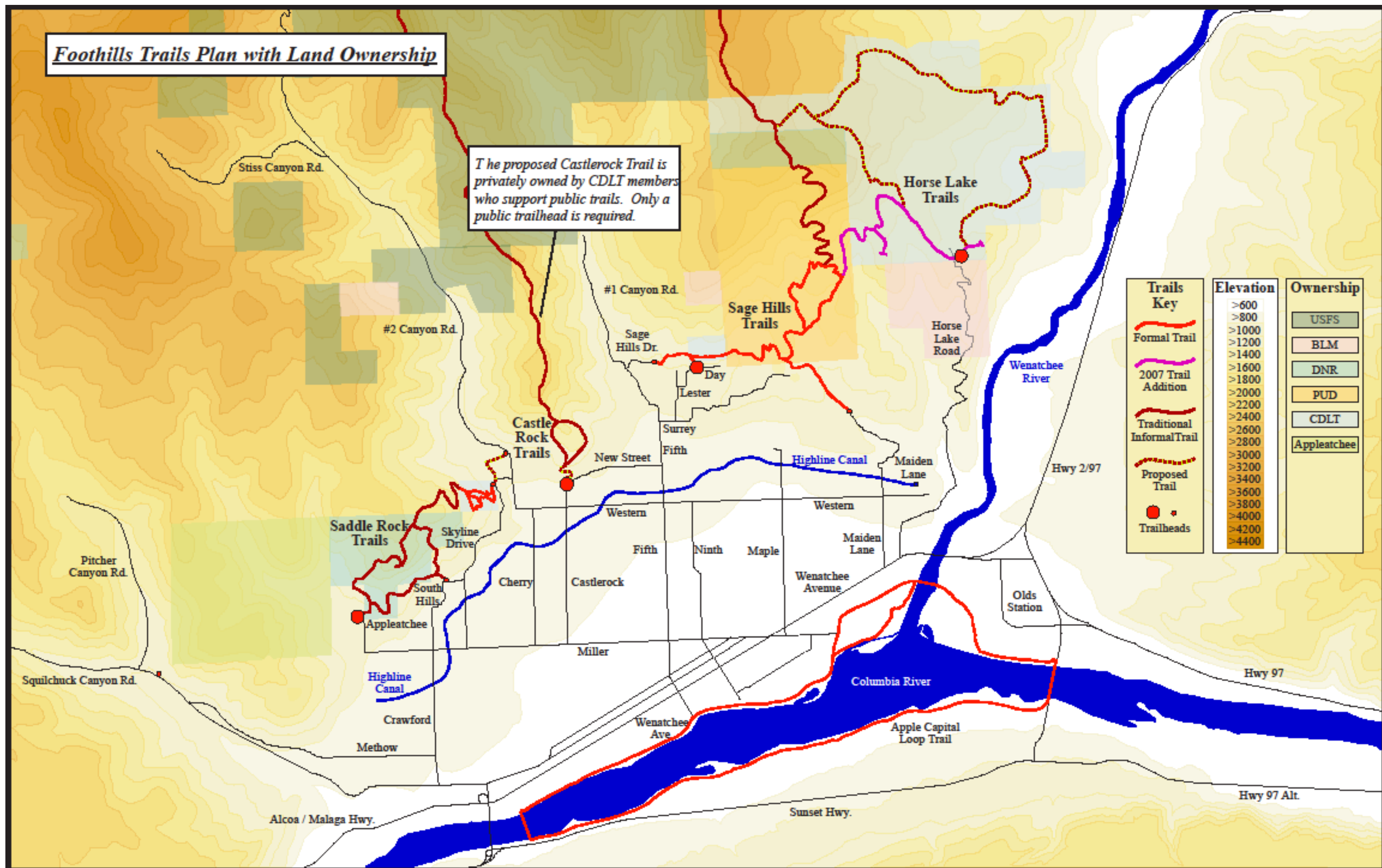
**Policy 7:** Develop trail improvements of a design and development standard that is easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

**Policy 8:** Recognize that the Wenatchee foothills are a unique *regional* recreational resource.



# Foothills Trails Plan with Land Ownership

The proposed Castlerock Trail is privately owned by CDLT members who support public trails. Only a public trailhead is required.



# NATURAL ENVIRONMENT

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## TOPICS

- Purpose
- Referenced Plans
- Background
- Critical Areas
- Shorelines
- Water Resources
- Air Quality
- Noxious Weeds
- Green Building
- Foothills
- Goals and Policies



## PURPOSE

Given the extraordinary natural setting of Wenatchee and the growing recognition of the environment's relationship with economic and social well-being, the topics of this Natural Environment chapter could not be left out. This section, along with others in this Plan, speaks to one of the vision statements identified by locals in 2002: *"The city will protect and enhance its natural setting and environmental quality, including the surrounding hillsides, shorelines, and scenic vistas."*

In addition to addressing typical components of the natural environment (such as water, air and natural habitat), this chapter includes the Growth Management Act (GMA) mandatory critical areas and shorelines components conventionally found in the Land Use Element.

## REFERENCED PLANS

Documents that contain information not specifically included in this Plan but are necessary for providing an overview of Wenatchee's natural environment have been adopted by reference, as now and hereafter amended, into this Chapter:

- City of Wenatchee's *Resource Lands and Critical Areas Development Ordinance*
- Chelan County's *Shoreline Master Program*
- City of Wenatchee's *Flood Hazard Ordinance*
- City of Wenatchee *Comprehensive Stormwater Management Plan*
- City of Wenatchee *Comprehensive Sewer Plan*
- City of Wenatchee and Regional *Water Plan*
- City of Wenatchee *Wastewater Facilities Plan*
- Chelan County *Solid Waste Management Plan*
- Regional *Water Wellhead Protection Plan*

## **BACKGROUND**

Wenatchee is located in north central Washington-the heart of the Northwest. It is placed in a river valley along the Rock Island Reservoir, at the confluence of the Wenatchee and Columbia Rivers. The city is bound to the east by the Columbia River, to the north by the Wenatchee River, and to the west and south by the North Cascades foothills. Most of the urban growth area (UGA) is built on alluvial fans and flood deposits left by a series of major flood events from the Columbia River, Number One and Two Canyons, Dry Gulch, Wenatchee River, and Squilchuck Creek.

## **CRITICAL AREAS**

As stated in the Growth Management Act, each city (and county) shall adopt development regulations that protect critical areas designated under the Revised Code of Washington (RCW) 36.70A.170. Critical areas include:

- 1) Wetlands,
- 2) Areas critical to the protection of drinking water resources,
- 3) Areas sensitive to flooding (at least a one percent chance each year – 100 year flood plane),
- 4) Geologically hazardous areas (such as areas susceptible to landslides, and erosion), and
- 5) Fish and wildlife habitat conservation areas.

The GMA requires that the best available science be included in developing policies and development regulations to protect the functions and values of critical areas. Special consideration should be given to conservation or protection measures necessary to preserve or enhance

anadromous fisheries, which rear migratory fish.

Wenatchee has adopted the *Resource Lands and Critical Area Development Ordinance*. Designated critical areas within the Wenatchee urban growth area include: wetlands, frequently flooded areas, and erosion and landslide hazard areas. The Ordinance does not designate agricultural lands of long-term commercial significance but assures the continued use of farm lands for agricultural purposes.

Although Wenatchee currently has no designated fish and wildlife habitat conservation areas, habitat areas are still provided in and around the city. The Columbia River and associated waterfront provide habitat for waterfowl, fish, and other indigenous flora and fauna. The extensive network of parks and open spaces along the waterfront increase the success and availability of habitat for wildlife. Additionally, the foothills surrounding Wenatchee provide a large habitat area for wildlife, particularly in the winter for mule deer.

Options to consider for Critical Areas include:

1. Current Ordinance. Wenatchee's *Resource Lands and Critical Area Development Ordinance* illustrates classified critical areas and describes corresponding development requirements.
2. Fish and Wildlife Habitat. Designating locally significant fish and wildlife habitat areas and providing development regulations could help protect the functions and success of such areas.
3. Update Designations. Review all land area for accurate critical area designation and expand the available information to outlying urban growth areas.

4. Update Regulations. Help ensure public safety and protect critical areas by reviewing critical area regulations for the use of best available science practices, and attention to deterring cumulative effects.

## **SHORELINES**

As stated in RCW 36.70A.480, the goals and policies of an approved shoreline master program (SMP) for a county shall be considered an element of a city (or county's) comprehensive plan.

In accordance with the Shoreline Management Act, the Chelan County Shoreline Master Program was adopted in 1975. The SMP applies to all uses and activities on shorelines, shorelines of statewide significance (including associated shore lands within 200 feet of shoreline), and associated wetlands.

In 2003, the State legislature linked SMP updates with the Growth Management Act update cycle. The Chelan County SMP must be updated on or before December 1, 2013 and will be reviewed by the State Department of Ecology to insure compliance with the Shoreline Management Act.

## **WATER RESOURCES**

Water resources include the East Bank Aquifer (the source of Wenatchee's public water supply), treated waste water effluent, irrigation districts serving parts of the urban growth area, storm water run-off, and the Columbia River.

## **Stormwater**

According to the Department of Ecology, storm water is the leading contributor to water pollution in urban areas. Storm water is surface water that comes from natural sources (rain and snow melt) and from human sources (e.g. car washing, agriculture and landscaping irrigation). The water runs onto impervious surfaces (roads, sidewalks, parking lots) where it picks up pollutants left by human activities including cars, fertilizers, and pets. The water continues to flow over impervious surfaces, heats up on the asphalt (during the summer), and makes its way to a nearby storm drain that collects the water and discharges it to a nearby water body. Common pollutants in storm water include lead, zinc, copper, chromium, arsenic, cadmium, oil and grease, nutrients, bacterial/viral agents, organic toxins, sediments, and heat. Potential sources consist of motor oil, various vehicle parts and emissions, gasoline, domestic animals, sewer systems, pesticides, paints, solvents, combustion and petroleum products, construction sites, stream channel and land erosion, fertilizers, vegetative matter, and pavement runoff.<sup>21</sup>

Under the federal Clean Water Act, all states are required to treat storm water as a point source discharge, which means it must be released into State waters in a confined and discrete manner. As a result, in 1999, the Environmental Protection Agency (EPA) published the Phase II storm water regulations, extending requirements for a National Pollutant Discharge Elimination System (NPDES) municipal storm water permit to all municipalities located in urbanized areas. The NPDES permit requires the implementation of a storm water management program that plans to reduce the discharge of pollutants, reduce impacts

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<sup>21</sup> Washington State Department of Ecology. 2004. *Report to the Legislature: Municipal Stormwater NPDES Permit Program*. <http://www.ecy.wa.gov/pubs/0410010.pdf>.



to receiving waters, eliminate illicit discharges, and makes progress towards compliance with surface water, ground water, and sediment standards.<sup>22</sup>

Statewide issuance of the new NPDES storm water permit and creation of a storm water management program are scheduled for December of 2006. For this reason, Wenatchee, Chelan County, Douglas County, and East Wenatchee have developed an inter-local agreement to work together on a regional storm water management program to be applied in the greater Wenatchee Valley. A Wenatchee Valley Stormwater Technical Advisory Committee has been created and the group was allotted grant funding totaling \$300,000 to help develop a plan, which should be drafted over the next year.

Since the federal NPDES storm water requirements went into effect in 2003, the City has developed many of the control measures required in a storm water management program. All development within the city is required to control storm water such that it doesn't damage adjoining properties, route storm water to the City system if capacity is available, extend City infrastructure in accordance with our Comprehensive Plan, and provide water quality treatment for all construction activities. All commercial development must address water quality on site and some must be capable of detaining storm water in case of flood events. The City Street Division also routinely sweeps streets to help keep debris out of the storm drain system. In addition, the City's Water Resources Division responds to

complaints of illicit discharges and provides information to the public about all of our water systems including water supply, wastewater and storm water.

Although most of the urban area is connected to the storm water collection system, it discharges directly into local waters. Storm water can be accommodated for through design, however. A common term for such design is "low impact development". Low impact development is a comprehensive planning and engineering design approach with a goal of maintaining and enhancing pre-development hydrology systems of urban watersheds.<sup>23</sup> Common methods include designing streets that channel water run-off onto landscaped areas, using pervious pavement materials, and incorporating water run-off on site through landscaping and design.



<sup>22</sup> Ibid.

<sup>23</sup> Low Impact Development Center, Inc. 2005.  
[http://www.lowimpactdevelopment.org/about\\_us.htm](http://www.lowimpactdevelopment.org/about_us.htm)

Another option for managing storm water involves expanding the storm water system to include filtering or treatment. One method could be to create/enhance wetlands that filter water run-off and serve as valuable wildlife habitat. Some jurisdictions also re-use storm water (and/or treated wastewater) for irrigation.

Options to consider for Storm Water include:

1. Low Impact Development. Explore the use of low impact development techniques in city streets, new and re-development so as to decrease the volume of storm water entering the City system and surrounding waters.
2. Extend Storm Water Requirements. Require all new development and appropriate redevelopment to infiltrate storm water on site.
3. Education. Continue efforts to inform the public about storm water's effects on water quality, the way the City's storm water system works, and how individual actions affect storm water.

### **Water Supply**

Wenatchee has an arid climate with an average annual rainfall of less than ten inches. This desert-like environment turns water into an extra valuable resource that should be conserved as much as possible. A great way to conserve water resources and protect water quality is by planting landscaping that utilizes storm water run-off. A term for one popular method of conservation landscaping suitable for arid climates is Xeriscape™, which conserves water by using plants that are native, drought-resistant, and/or need little extra water.

Another emerging method for conserving water is by re-using storm and/or treated sewer water for irrigation. Presently, a number of properties get irrigation water from the Wenatchee Reclamation District. This water is drawn from the Wenatchee River and distributed by the highline canal. Also, many other properties use domestic drinking water for irrigation purposes. The less domestic water used for irrigation, the less often the City needs to apply for more water rights.

Options to consider for Water Supply include:

1. Landscaping. Update the Landscape and Screening Ordinance to promote landscaping that conserves water.
2. Reuse Waste Water. An emerging method to conserve water is to reuse collected storm and/or treated sewer water for irrigation. More analysis would be necessary to see if it's feasible for Wenatchee.
3. Education. Promote water conservation in buildings, appliances, landscaping, and daily life through public outreach and informational materials.

### **AIR QUALITY**

Washington State has been steadily improving its air quality; as of 2004 all but one area met the federal clean air standards. The State's major air pollution sources, according to the Department of Ecology, include motor vehicles, other non-road vehicles and equipment (lawnmowers, boats, trains and recreational vehicles), industrial emissions, wood stoves and fireplaces, and outdoor burning. Motor vehicles (59%) and other non-road vehicles (20%) combined produce nearly 80% of air pollution.

In addition to vehicles, outdoor burning can be a significant contributor to air degradation. Within Wenatchee city limits,



no outdoor burning of any kind is allowed. However, in the UGA outside of the city limits, agricultural burning is allowed for business purposes only.

The Department of Ecology measures one air pollutant in Wenatchee: particulate matter 2.5 (PM 2.5). PM 2.5 refers to particles (less than 2.5 microns in size) of soot, dust, and unburned fuel in the air, mainly caused from combustion (diesel emissions, woodstoves, industry, and outdoor burning). The EPA set PM 2.5 standards not to exceed 65 micrograms per cubic meter of air, averaged over 24 hours, and 15 micrograms per cubic meter of air, averaged over a calendar year.

While Wenatchee records show adherence to measured air quality standards, air inversions, common during the winter, can decrease local air quality significantly.

Options to consider for Air Quality include:

1. Automobiles. Promote the use of alternative modes of transportation (walking, bicycling, mass transit) to diminish dependency on single-occupied vehicles, the leading contributor to air pollution.
2. Education. The community's contribution to air degradation could be reduced by educating the public on principal sources of air pollution and how personal choices affect air quality.
3. City Leadership. Purchase low-emission and/or cleaner burning vehicles by City departments to lessen the City's contribution to air pollution and promote business action to improve air quality.

## **NOXIOUS WEEDS**

Noxious weeds are nonnative plants that have been introduced to a particular area or ecosystem. Because of their aggressive growth and lack of natural enemies, these species are highly destructive, competitive, and difficult to control.

In RCW 17.10, Washington State mandates the control of many weed species, holding landowners responsible for controlling weeds on their property. If landowners fail to comply, the county's noxious weed control board may control weeds at the owner's expense.

The most troublesome noxious weeds within Wenatchee include puncturevine (goathead), knapweed, and kochia. In outlying county areas, toadflax is also a problem. Puncturevine, known to many as "goat heads," is an increasing problem in city alleys and fields. The seeds are very persistent, remaining viable for years, and the



small, sharply pointed burs commonly get stuck in tires, pets, shoes, and bare feet.

Options to consider for Noxious Weeds include:

1. In-Field Program: Create a noxious weed program that actively pursues controlling

noxious weeds on public property and rights-of-way (especially alleys) and informing affected private landowners.

2. Public Outreach: Work with Chelan County Noxious Weed Control Board to increase public awareness and promote volunteer clean-up action.

## **GREEN BUILDING**

Green building refers to an approach applied to the design, construction, and operation of buildings that helps mitigate adverse environmental, economic, and social impacts of buildings. For instance, in 1996, building construction and demolition contributed nearly 60 percent of all U.S. non-industrial waste. In 2002, buildings accounted for 38 percent of total carbon dioxide emissions, almost 68 percent of electricity consumption, and nearly 40 percent of total energy consumption for the nation.<sup>24</sup> We spend an average of 90 percent of our time in buildings yet the air quality inside is two to five times worse than outside air (U.S. EPA). Green building practices recognize the relationship between natural and built environments and seek to minimize the use of energy, water and other natural resources; minimize waste generation; and provide a healthy, productive indoor environment.

General strategies for green building include: developing a site to preserve natural water flow, reducing construction waste, designing buildings that support good indoor air quality and the efficient use of natural

resources, and using materials that are less detrimental to the environment. Benefits of green building include: reduction of waste, decreased water use, energy conservation, reduced operating and maintenance costs, improved indoor air quality, as well as improvements in employee morale, health, productivity, recruitment, retention, and public image.

Many home builder associations throughout Washington have developed green building programs for their areas. Most have a checklist that offers different green building strategies with point values assigned to each, allowing developers different ways to incorporate green techniques. A point system allows the creation of a regional certification program by rating different green buildings (e.g. one to five stars) according to how many points are achieved.<sup>25</sup>

Options to consider for Green Building include:

1. Incentives. Providing incentives for new/redevelopment to use green building techniques could introduce the concept to the community and economy in a non-regulatory manner.
2. Public Projects. The City government can lead the way in green building for our area by requiring all new public projects to employ green building techniques. This would provide locally successful examples, demonstrate to the community that the City cares about the urban and natural environment, and promote green building-related local industries.
3. Green Building Program. Work with the local home builders, realtors, and environmental associations/groups in developing a regional green building certification program.

<sup>24</sup> U.S. EPA. 2004. *Buildings and the Environment: A Statistical Summary*. <http://www.epa.gov/greenbuilding/pubs/gbstats.pdf>

<sup>25</sup> BUILT GREEN Washington. 2006. <http://www.builtgreenwashington.org/>

4. Construction Waste. Develop a construction recycle program that provides recycling service to construction sites, promoting recycling and reusing applicable construction/demolition waste.

As the city's most noted scenic and recreational asset, residents have voiced strong opinion to protect the open space character of the foothills and enhance the recreational trail system.

## **FOOTHILLS**

The foothills of the North Cascades provide many different services to our community. Besides a great view, they provide valuable recreational, open space and wildlife habitat, in addition to defining the Wenatchee Valley. With a limited land supply, however, housing has been encroaching into the foothills.

Much of the area is designated as Critical Areas for flood, erosion, or landslide hazards. Additionally, traffic circulation in an emergency event (such as a flood or wildfire) is an increasing concern. While the number of residents has been increasing, the number of primary access roads has not kept up proportionately. In the most severe case, approximately 550 parcels funnel onto No. 1 Canyon Road/5th Street from the surrounding foothills neighborhood.



Options to consider for the Foothills include:

1. Wildlife Area. The City could designate appropriate areas along the foothills as critical wildlife areas, providing additional protection measures.
2. Public Participation. Becoming the lead public agency in developing and maintaining the foothills trails system could improve the management, expand the trails area, and secure more private property infiltrated throughout the trails system.
3. Foothills Plan. Developing a foothills plan that addresses transportation access, disaster preparedness, and environmental protection could increase public safety and welfare, and diminish negative cumulative effects of encroaching development.

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## GOALS AND POLICIES

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**EDUCATION** - *Foster a community that values, understands, and protects our environment, thereby sustaining a healthy and desirable place to live.*

**Policy 1:** Be an active player in education and involvement programs that raise public awareness about environmental issues, advocate respect for the environment, and demonstrate how individual and cumulative actions directly affect our surroundings.

**Policy 2:** Work in cooperation with public agencies, local organizations, associations, departments, and groups in creating and carrying out environmentally-related programs and outreach efforts.

**Policy 3:** Actively pursue grants that will aid in creating a more sustainable and healthy community.

**Policy 4:** Be a business leader in fostering environmental awareness in City departments by purchasing environmentally sensitive products, and promoting energy and water conservation, proper waste management and more environmentally responsible modes of transportation.

**CRITICAL AREAS** - *Protect public safety and the ecological functions of critical areas by mitigating development depending on area characteristics.*

**Policy 1:** Ensure any development in critical areas adequately mitigates potential negative impacts associated with the specific conditions.

**Policy 2:** Review and expand critical area designations and associated development regulations for accuracy, effectiveness, and utilization of best available science.

**Policy 3:** Designate fish and wildlife habitat corridors along the waterfront and in the foothills where appropriate.

**Policy 4:** Designate within the UGA, frequently-flooded areas in accordance with Federal Emergency Management Act (FEMA) criteria.

**Policy 5:** Encourage the use of clustered development and other innovative designs that aim to preserve the functions of critical areas and further public safety.

**SHORELINES** - *The goals and policies of the Chelan County Shoreline Master Program (SMP) are incorporated by reference into this Comprehensive Plan.*

**Policy 1:** Produce an updated SMP for the Wenatchee UGA prior to the next update deadline in 2013.

**WATER RESOURCES - Undertake comprehensive efforts to conserve water, ensure adequate supplies, and improve water quality.**

**Policy 1:** Continue compliance with the federal Clean Water Act and National Pollutant Discharge Elimination System permits.

**Policy 2:** Employ low impact development practices where feasible through City projects, incentive programs, and new development and street standards.

**Policy 3:** Establish land use regulations that limit the amount of impervious surface area in lower density residential areas.

**Policy 4:** Continue to evaluate emerging technologies for feasibility with Wenatchee's public water supply, sewer treatment and storm water collection systems.

**Policy 5:** Adopt landscape and screening standards that conserve water through a variety of techniques including the use of native flora.

**Policy 6:** Continue encouraging connections to the City's sewer collection system for development within the city limits.

**Policy 7:** Continue protection and evaluation of safe development practices for the East Bank Aquifer to utilize the fullest potential of this valuable drinking water resource.

**AIR - Protect and improve the area's air quality.**

**Policy 1:** Implement a land use and transportation system that decreases the dependence on personal automobiles and increases the appeal of non-motorized transportation and mass transit.

**NOXIOUS WEEDS - Prevent the spread of non-native plants and promote the use of native flora in landscaping.**

**Policy 1:** Develop a plant reference guide for landscaping that illustrates native species acclimated to our environment; helping conserve water resources and prevent the spread of invasive species.

**Policy 2:** Ensure that the City's *Landscape and Screening Ordinance* is compatible with the exclusive use of native flora in landscape plans.

**Policy 3:** Support the Chelan County Noxious Weed Control Board in efforts to control noxious weeds throughout the city.

**GREEN BUILDING – Integrate natural and developed environments to create a sustainable urban community.**

**Policy 1:** Create informational documents with green building methods and local resources to aid new development in utilizing “green” techniques.

**Policy 2:** Become a leader in sustainable development by requiring all new public development to employ green building techniques.

**Policy 3:** Create incentives for the voluntary application of green building methods in the private sector.

**Policy 4:** Working in partnership with local building, realtor and environmental groups, create a local, voluntary green building rating and certification program for new and remodel development.

**Policy 5:** Work with the regional waste recycling company to create a construction/demolition recycling program to divert construction and demolition waste from the regional landfill.

**FOOTHILLS – Protect the wide range of functions provided by the foothills, including natural open space, wildlife habitat, residential development, recreation and scenic vistas.**

**Policy 1:** New subdivisions and development near the foothills shall plan for connections to the foothills trail system as identified in the Foothills Trail Plan.

**Policy 2:** Protect and enhance the existing foothills open space and trail system.

**Policy 3:** The city shall participate with a local non-profit in developing and maintaining the foothills trail system.

**Policy 4:** Explore developing effective incentives for private landowners in the foothills to contribute to the open space and trail system.



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## PUBLIC FACILITIES AND SERVICES

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### TOPICS

- Purpose
- Referenced Plans
- Background
- Special Use City Facilities and Services
- Emergency Services
- Chelan County
- Rivercom and Regional Justice Center
- Libraries
- Water & Sewer Facilities and Services
- Stormwater
- Schools
- Health Services
- Parks and Recreation
- Goals & Policies

- Wenatchee Valley Transportation Council's *Confluence 2025: A Strategic Transportation Plan for Wenatchee Valley*
- City of Wenatchee's *Six Year Transportation Improvement Program 2009-2014*
- *City of Wenatchee Capital Facilities Plan 2009-2014*
- Greater Wenatchee Bicycle Advisory Board's *Master Plan*
- *City of Wenatchee Comprehensive Stormwater Management Plan*
- *City of Wenatchee Comprehensive Sewer Plan*
- *City of Wenatchee and Regional Water Plan*
- *Chelan County Solid Waste Management Plan*
- *City of Wenatchee Parks and Recreation Plan (2006)*

### **PURPOSE**

The Growth Management Act (GMA) requires a Capital Facilities Element to *"ensure public facilities and services necessary to support development."* To reduce urban sprawl and the inefficient extension of public facilities, development within the urban growth area (UGA) is planned to coincide with the availability of urban facilities and services. In this way, the Public Facilities and Services Element are crucially linked to other plan elements.

### **REFERENCED PLANS**

Several existing plans hold important information regarding public facilities and services in our urban area. Rather than reiterating their information, these plans are adopted by reference into this Chapter, as now or hereafter amended:

### **BACKGROUND**

The City provides normal administrative services to the citizens and businesses in Wenatchee. The City of Wenatchee includes the following departments:

- Mayor and City Council – The seven council members and Mayor constitute the elected officials for the City and are responsible for adoption of city codes and policies. The Mayor serves as the Chief Administrative Officer, directly supervising the various departmental directors.
- Finance Department – This department is responsible for the administration, coordination, supervision, and control of all financial, accounting, treasury, debt, purchasing and information service activities of the City.
- Human Resources Department – The mission for the department is to attract

and retain qualified employees and to create a work environment that promotes excellent service to our customers and excellent work opportunities for employees.

- Public Works Department – Staff in this department design and administer the maintenance and construction of public utilities such as water, storm water, and sanitary sewer systems.
- Community Development Department – This department handles current, long-range, and neighborhood planning, in addition to overseeing building compliance and enforcement and Community Development Block Grant programs.
- Information Systems Department – This department manages the City's network and computer systems.
- Other – (Parks and Recreation, Museum, Fire and Police departments will be described in other sections)
- Contract Services – The City contracts for legal services with a private firm, garbage collection and recycling with Waste Management, and animal control with the Humane Society.

The departments described above are housed in three different buildings: City Hall (129 So. Chelan), the former police station (135 So. Chelan), and Public Works (25 N. Worthen).

The existing facilities are adequate for the operation of the various administrative departments. The Public Works facility, however, is located on a prime piece of waterfront property adjacent to downtown. As part of the recently adopted Wenatchee Waterfront Plan, the City has decided to move the Public Works

facility to a location recently purchased on McKittrick Street. The City is evaluating site plans and costs for development of this new site, and will surplus the waterfront property once plans are approved.

Financing for general administrative facilities comes from general funds or taxpayer approved bonds. The Public Works facility, since it houses water, sewer, and stormwater functions, is partially financed from those funds derived from utility payments.

### **SPECIAL USE CITY FACILITIES AND SERVICES**

The city operates five different facilities and services that are not always associated with city governments: the Wenatchee Valley Museum and Cultural Center, the Wenatchee Convention Center, the Wenatchee Cemetery, the Home of Peace Mausoleum, and (currently under construction) the Wenatchee Community Center.

#### ***Wenatchee Valley Museum and Cultural Center***

Since 1939, the Wenatchee Valley Museum has showcased and celebrated local and regional history, culture, art, and sciences.

The Museum has its roots in the former Columbia River Archaeological Society, founded in 1920. The museum's first home was in the Wenatchee Carnegie Building, where it stayed until it outgrew the quarters in the mid-1970's. In 1978, the Museum opened its doors to the public in its new home - two former federal government buildings in downtown Wenatchee. The buildings are now a local landmark on the National Register of Historic Sites.

Today, the Museum operates under a partnership between Wenatchee and the private Wenatchee Valley Museum Association. The building houses four floors

of engaging exhibits, which connect local community members and visitors to the rich heritage and diversity of the Wenatchee Valley.

### ***Wenatchee Convention Center / Stanley Civic Center***

The Center, located in downtown Wenatchee, has 50,000 square feet of flexible function space available and is capable of accommodating groups of up to 2,000 people. The Convention Center is attached to a private, non-profit facility, the 525-seat Performing Arts Center of Wenatchee. Both facilities are under the umbrella name – Stanley Civic Center.

### ***Cemetery and Mausoleum***

Wenatchee operates a 34-acre cemetery on the western edge of town.

The Cemetery Advisory Board was formed in 2004 to identify the needs of the City's 34-acre facility and to develop a plan for remedying the projected budgetary shortfalls in the coming years. The Board identified a lack of certain commodities such as cremation niches, a scattering garden, full interment crypts, and side-by-side full interment graves, which has hurt the Cemetery's ability to generate revenue.

The City also maintains the House of Peace Mausoleum on Miller Street. This facility, the final home of 208 people, was built in 1916 and was completed in 1983. There are no crypts left for sale in this facility.

The long-term Cemetery capital plan calls for improvements to the Home of Peace Mausoleum and the installation of additional facilities at the Cemetery including crypt walls, roadway

drainage improvements, and Veteran's section improvements.

### ***Wenatchee Community Center***

The Wenatchee Community Center opened Memorial Day 2006. Located at the former St. Joseph's Church (504 S. Chelan), the facility includes the following programs and services: Veteran's Services and Memorial Hall, Head Start early childhood education, Wenatchee Valley Literacy Council, Wenatchee Valley Learning Center (operated by Wenatchee Valley College), Food Bank, Wenatchee Police Substation, and the Wenatchee Recreation program. The facility is available to rent by community groups for functions, meetings, and cultural/entertainment activities.

## **EMERGENCY SERVICES**

### ***Wenatchee Police***

The Wenatchee Police Department has 40 sworn personnel working as patrol officers, detectives, school resource officers, leaders, and other specialties (including a gang officer, narcotics officer, crime prevention officer and traffic officer). The agency also has a parking enforcement officer, nine clerks, and a records supervisor.

The Wenatchee Police Station is located at 140 S. Mission Street, just north of Yakima Street, near downtown Wenatchee. The RiverCom Regional E911 Dispatch Center is located in the same building. A police substation is located in the 800 block of Walker Street but is scheduled to move to the new Community Center upon completion.

**Police Level of Service Standard:**

*All calls for assistance will be answered within a reasonable time consistent with the nature of the call.*

Four to six patrol officers work every day protecting and serving the public. The department prides itself on a rapid response time to emergency calls, usually arriving within five minutes of being dispatched. Non-emergency calls are prioritized, and due to the call load, it may take longer for an officer to respond.

**Wenatchee Fire**

The Wenatchee Fire Department has 34 uniformed personnel and two support staff. Uniformed personnel include a fire chief, two assistant chiefs, three battalion chiefs, six captains, six engineers, and sixteen firefighters.

The main fire station (Station 41) is on Chelan Street, just west of the downtown business district. Built in 1929, it serves as the headquarters station and houses one structural engine (pumper), a Type 6 light brush unit, a reserve engine, a reserve aerial, and the on-duty Battalion Chief's response vehicle. The station is staffed by an officer, an engineer (driver), and a firefighter on the engine, as well as the duty Battalion Chief. In the event of a wildland fire, the three-person engine crew can respond with the brush engine instead of the structural engine. Fire Department administrative offices, the Fire Prevention Bureau, the Training Office, and crew quarters are located on the second floor of this station.

Station 42 is on Maple Street, in the north end of town. This two-bay station is a steel frame structure. It

houses a combination aerial ladder/engine and another reserve engine. A crew of three people staffs one apparatus at all times.

All hazard emergency response, fire prevention and education, emergency management, annual commercial building inspection programs, and regional resources are provided by the Fire Department.

**Fire Level of Service Standard:**

*Six-minute response time or less.*

The department's goal is to have a response of less than six minutes 90% of the time, measured from the time of dispatch at Rivercom until the arrival at the emergency location. There is a minimum of seven uniformed personnel on each shift, with three on each unit for equipment staffing.

**Fire District #1**

The area around Wenatchee and west of the Columbia River receives fire and Emergency Management Services (EMS) from Chelan County Fire Protection District #1 (FD #1). FD #1 is a municipal agency organized under Title 52 RCW. It is a special purpose district similar to a hospital or library district. It is governed by a three member Board of Fire Commissioners, elected at large by citizens. The Fire District receives the bulk of its funding through collection of property taxes and is authorized to collect up to \$1.50 per \$1,000 of assessed valuation. The District also receives approximately 9% of its annual revenue from fire protection contracts with public and private entities that are exempt from paying the regular fire district levy.

FD #1 responds from five stations. Headquarters Station 11 is at the north end of the District. It is staffed 24 hours per day by a career officer and a career firefighter. It also receives increased staffing during nights and weekends from the District's resident firefighter program. A number of paid-per-call firefighters also respond to staff

additional apparatuses. The on-duty crew will respond to most calls in the aerial or, if appropriate, in a brush or wildland unit. The same site also houses the district administrative offices in a separate building and a covered shed structure to protect the wildland apparatus when it is not in use.

Station 12 is located within the city limits at 5th and Western Avenues. It is a two-bay station with a structural engine and a wildland engine. The office space in this station has been leased to Chelan County Sheriff's Office and houses the Chelan County Department of Emergency Management. This station protects the areas west of the city limits, particularly in the Number 1 and Number 2 Canyon areas.

Station 13 is located just south of the Wenatchee city limits and serves the lower portions of the Squilchuck Road area. It is a small station with few amenities other than the apparatus floor. Again, there are two pieces of apparatus, comprised of a structural engine and a wildland engine.

### **CHELAN COUNTY**

Chelan County provides several regional services that benefit the citizens and businesses in Wenatchee.

Chelan County Superior Court is a court of general jurisdiction. Three Superior Court judges and one full-time Court Commissioner presently serve Chelan County and Wenatchee. These judicial officers preside over criminal and civil cases including crimes against persons, property crimes, divorces, juvenile crimes, probate of estates, personal injury

actions, adoptions, mental illness, matters of domestic violence, dependencies, and other civil actions.

Chelan County District Court, created in 1961, is a court of limited jurisdiction. The court hears criminal, civil, infraction, and miscellaneous cases. Two District Court judges presently serve Chelan County and Wenatchee.

The Chelan County Juvenile Center operates a 50-bed juvenile detention facility. The building was completed in 1998 and is located at the corner of Washington and Orondo, across the street from the old county courthouse.

Additional regional services provided by Chelan County include those of the County Auditor, County Assessor, County Treasurer, and County Coroner. The County also has a Solid Waste program and oversees mental health and substance abuse funding for its citizens.

### **RIVERCOM AND REGIONAL JUSTICE CENTER**

Wenatchee is a partner in two regional facilities: Rivercom (enhanced 911 emergency services) and the Regional Justice Center (jail).

The Chelan County Regional Jail is an adult correctional facility. The jail is operated in a partnership between Chelan County, Douglas County, and Wenatchee. In July 2005, the jail opened a 66 bed minimum custody, direct supervision dormitory to house inmate work crews and work release inmates, thus freeing up 66 beds in the main facility.

## **LIBRARIES**

Wenatchee has one public library, which is operated by the North Central Regional Library System. The library property is partially owned by the City. The Regional Library has also just completed the renovation of the old Coke building on Columbia Street, but this is an administrative and warehouse facility only.

## **WATER & SEWER FACILITIES AND SERVICES**

Domestic water service for the City is provided through a partnership between the City, Chelan County PUD, and East Wenatchee Water District. The water supply comes from the "Eastbank Aquifer," an underground water supply near Rocky Reach Dam that currently provides about 50 million gallons a day for commercial and residential use in Wenatchee and for the Chelan County PUD's fish hatchery.

Domestic water service within the Wenatchee urban area is provided by both Wenatchee and the Chelan County PUD. Based on an agreement between these two agencies, the City's water service area is limited to a portion of the City and some unincorporated areas. The City's water system has been upgraded over the past several years to meet fire flow requirements. The City has four reservoirs, totaling 15 million gallons, that store water prior to delivery to residential and commercial customers.

Sanitary sewer service is provided by Wenatchee. Treatment of waste occurs at the Wenatchee Treatment Plant, a facility located on Worthen Street along the Columbia River. After the waste is treated and

disinfected, the effluent is discharged into the Columbia River. Collection lines provide service throughout the City and into some unincorporated areas. 100% of the biologically stabilized waste solids (or biosolids) are recycled for use as fertilizer.

The City does not generally provide sanitary sewer service outside the city limits without annexation. However, in certain circumstances, the City will extend services if the property owner agrees to annex in the future. By separate agreement, the City has agreed to extend sanitary sewer service to Olds Station and Sunnyslope without requiring annexation. In return, Chelan County has agreed to a revenue sharing agreement with Wenatchee.

Financing for the water and sewer systems are generated from utility rates for services.

**Water Level of Service Standard:**  
*International Fire Code.*

**Sewer Level of Service Standard:**

- Daily load demand times 2.5 for collection system.
- Daily load demand for treatment capacity.

## **STORMWATER**

The City collects stormwater in facilities located throughout Wenatchee. These facilities are designed to handle a 10-year storm event. A 10-year storm is defined as a storm that can be expected to occur, on average, once every 10 years, based on empirical data. Parts of the existing system, particularly in the residential areas, were designed for a 5-year storm. Also, storm sewer systems were generally not installed in areas above the Reclamation District Canal. As these areas are brought up to standards, and as new developments occur that increase runoff to the existing system, a large number of existing trunk lines will be



under capacity. The intent of this capital improvement program is to update existing and/or install new storm sewer mains in a timely manner so that the ultimate build out of the urban area will accommodate a 10-year storm.

Due to the requirements of the National Pollution Discharge Elimination (NPDES), an update to the Stormwater Comprehensive Plan is planned in 2006. This plan will be done in conjunction with Chelan County, East Wenatchee and Douglas County.

Financing of capital improvements and maintenance is created through a special revenue fund designed to account for the financial activities related to the City's ongoing improvement and expansion of the storm sewer system. The revenue for this fund is generated from a flat monthly charge to each single-family residence, as well as a monthly charge to commercial and multi-family residences based on "equivalent residential units." The equivalent residential unit is an impervious surface of 3,000 square feet.

#### **Stormwater Level of Service Standard:**

*Ten-year storm.*

### **SCHOOLS**

The Wenatchee School District is the public school district serving Wenatchee and the surrounding community. The School District has seven elementary schools, three middle schools, an alternative high school, and a 4A high school. There are approximately 7,125 students and 450

teachers. The Wenatchee School District has a large minority student population: 30% are Hispanic, 1.3% Asian, and 0.5% African American. The district strives to employ exceptional educators to serve the diverse student population.

Financing of capital improvements for the school district is generally derived from voter-approved bonds and state matching funds. Financing of school operations is generally derived from property taxes, voter approved levies, and the State of Washington.

#### **School Level of Service Standard:**

K-1	26 students per basic education (BEA) classroom
2-4	27 students per BEA classroom
4-5	29 students per BEA classroom
6-8	28 students per BEA classroom
<u>Comprehensive</u>	
9-12	28 students per BEA classroom
<u>Alternative</u>	
9-12	24 students per BEA classroom
<u>Ancillary Facilities</u>	
Administration Center	1 per district
Transportation Center	1 per district
Maintenance Shop/Office	1 per district
Football Stadium	1 per district
Baseball Stadium	1 per district
Swimming Pool	1 per district
Outdoor Agricultural Lab	1 per district

### **HEALTH SERVICES**

The Chelan-Douglas Health District provides public and environmental health services to the City in several areas, including: restaurants and food workers, septic systems, chemical and physical hazards, playgrounds and personal health.

### **PARKS AND RECREATION**

Please see the Parks and Recreation chapter for information regarding parks and recreation.

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## GOALS AND POLICIES

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### **WATER – Undertake comprehensive efforts to coordinate, conserve and ensure adequate water supplies for growth.**

**Policy 1:** The city shall ensure that domestic water is adequate to serve the needs of the urban area before extension into rural areas.

**Policy 2:** The city should review the feasibility and options of acquiring the water system within the urban area from Chelan County P.U.D..

**Policy 3:** The city should promote conservation of water.

**Policy 4:** Ensure the adequacy and availability of the water system for new development, including fire flow standards.

### **SANITARY SEWER -- Provide sanitary sewer service to the urban area.**

**Policy 1:** Maintain and update the sanitary sewer collection and treatment system.

**Policy 2:** Develop strategies for extension of the sanitary sewer collection system into the urban area, including Sunnyslope.

**Policy 3:** Protect the waterfront and park by minimizing odors from the treatment plant and pursue options to screen, cover or enclose the facility to minimize odors and visual impacts.

### **STORM WATER – Provide storm water collection systems within the urban area.**

**Policy 1:** Continue to develop and maintain a city-wide, user-supported storm water operation, maintenance and improvement program.

**Policy 2:** Establish review requirements so that all development projects do not adversely impact the rate and amount of runoff into adjacent waters or lands.

### **CITY SERVICES – Enhance the quality of life and protect public safety through essential city services.**

**Policy 1:** Support programs and services for children and youth which provide positive activities.

**Policy 2:** Support educational, cultural and arts activities for people of all ages and cultures.

**Policy 3:** Minimize the loss of life and property resulting from low service levels or improperly designed developments.

**Policy 4:** Support efforts to minimize the growing significance of gang activity in the city.

**Policy 5:** Cooperate with other public agencies, private and non-profit groups to enhance and promote services that enhance the quality of life and protect public safety in Wenatchee.

**SCHOOLS – Work to achieve quality public educational opportunities and facilities within the urban area.**

**Policy 1:** Work with the Wenatchee School District to coordinate joint use of school facilities for community use.

**Policy 2:** Collaborate with the School District to assess the impact of new development on existing school facilities.

**Policy 3:** Collaborate with the School District so that school facilities are located in areas with adequate public facilities and services, including sidewalks and transportation opportunities.

**CONCURRENCY – Ensure that public facilities and services necessary to support development are adequate without decreasing current service levels below locally established minimum standards.**

**Policy 1:** Reassess the Land Use Element if probable funding falls short of meeting existing needs or any other indication that capital facilities planning is not adequate to meet demand.

**Policy 2:** Ensure that the City's Plan doesn't directly or indirectly preclude the siting of essential public facilities. Provisions should be maintained that establish a general use category which will provide for the siting of such facilities, when the occasion should arise.

**Policy 3:** The definition of essential public facilities shall be consistent with Chelan County's County-wide Planning Policies.

## CAPITAL FACILITIES FINANCING PLAN 2009- 2014

Year	Facility Type	Project Name	Amount	Reserve Source
2009	Arterial Street	Riverside Drive	\$8,239,321	Fund 109
2009	Arterial Street	Audible Pedestrian Imp	\$86,349	Fund 109
2009	Arterial Street	South Wenatchee Ave	\$250,175	Fund 109
2009	Arterial Street	Washington-Miller	\$349,926	Fund 109
2009	Arterial Street	McKittrick-Wen. Ave	\$529,429	Fund 109
2009	Arterial Street	Brick Streets	\$4,227	Fund 109
2009	Arterial Street	N Wen. Turn Lane	\$378,000	Fund 109
2009	Arterial Street	Misc. - Minor	\$50,000	Fund 109
	<b>Arterial Street</b>	<b>Total</b>	<b>\$9,887,427</b>	
2009	Cemetery	Section O, Upright Grave Development	\$40,000	Fund 430
2010	Cemetery	Veterans section improvements	\$20,000	Fund 430
2012-2014	Cemetery	Satellite Niche Wall	\$50,000	Fund 430
2012-2014	Cemetery	Section M Irrigation	\$30,000	Fund 430
	<b>Cemetery</b>	<b>Total</b>	<b>\$140,000</b>	
2009	Convention Center	Minor Capital	\$75,000	Convention Center Fund 106
	<b>Convention Center</b>	<b>Total</b>	<b>\$75,000</b>	
2009	General Facilities	Wenatchee Riverfront Day Moorage	\$560,650	Grant -- IAC
2009	General Facilities	Wenatchee Riverfront Day Moorage	\$173,334	Intergovernmental (local)
2009	General Facilities	City Hall/PD Parking	\$300,000	General Fund Reserves
2009	General Facilities	City Hall Energy Upgrades	\$60,000	LTGO Bonds (2007)
2009	General Facilities	Community Center Sidewalk Reconstruction	\$55,000	City CDBG Entitlement 2009
2010	General Facilities	Lincoln Elementary Neighborhood Connections	\$15,000	CDBG Entitlement 2009
2010	General Facilities	Lincoln Elementary Neighborhood Connections	\$204,500	WSDOT Safe Routes to School
2010	General Facilities	Headquarters Fire Station	\$15,123,000	Bonds-Voter Approved
2010	General Facilities	Museum Remodel	\$10,000,000	Bonds-Voter Approved

	<b>General Facilities</b>	<b>Total</b>	<b>\$26,436,484</b>	
2009	Parks and Recreation	Foothills Trail Phase 1	\$163,869	RCO Grant
2009	Parks and Recreation	Foothills Trail Phase 1	\$173,689	CD Land Trust
2009	Parks and Recreation	Pennsylvania Park Play Area	\$75,000	CDBG Grant
2009	Parks and Recreation	Methow Park Play Area	\$85,000	CDBG Grant
2009	Parks and Recreation	Pool Fence	\$18,000	General Fund/2nd 1/4% REET
2010-2012	Parks and Recreation	Natural Area Acquisition	\$400,000	Council Bond
2010-2012	Parks and Recreation	Natural Area Acquisition	\$100,000	Partner Contributions
2010-2012	Parks and Recreation	Chase Park Play Area	\$75,000	CDBG Grant
2012	Parks and Recreation	Pioneer Park Renovation Phase I	\$4,000,000	MPD
2012	Parks and Recreation	Pennsylvanai Park Restrooms	\$75,000	CDBG Grant
2012	Parks and Recreation	Pennsylvanai Park Restrooms	\$50,000	General Fund
	<b>Parks and Recreation</b>	<b>Total</b>	<b>\$5,215,558</b>	
2009	Regional Water	New Disinfection Facility	\$540,000	Water -- Regional Reserves -- Fund 415
2010	Regional Water	Install Fifth Well at Regional Well Field	\$850,000	Water -- Regional Reserves -- Fund 415
2012-14	Regional Water	Water Rights - Purchase and Irrigation	\$2,000,000	Water -- Regional Reserves -- Fund 415
2012-14	Regional Water	Install Second Transmission line to EWWD	\$3,500,000	EWWD and Regional Fund 415
	<b>Regional Water</b>	<b>Total</b>	<b>\$6,890,000</b>	
2009	Sewer	Worthen Sidewalk along Eq. Basin	\$140,000	Sewer - Reserves -- Fund 401
2009	Sewer	Base Pump Replacement	\$130,000	Sewer - Reserves -- Fund 401
2009	Sewer	Basement Dehumidifier	\$14,000	Sewer - Reserves -- Fund 401
2009	Sewer	River Park Sewage Pump Station	\$300,000	Sewer - Reserves -- Fund 401
2009	Sewer	Automatic Samplers	\$10,000	Sewer - Reserves -- Fund 401
2009	Sewer	Olds Station L.S. Storage Capacity	\$470,000	Sewer - Reserves -- Fund 401
2010	Sewer	5000' Sewer Main Repl. Along RR Tracks	\$2,150,000	Sewer - Revenue Bonds
2010	Sewer	Squilchuck Lift Station	\$860,000	Sewer - Reserves -- Fund 401
2011	Sewer	Visual Mitigation at WWTP	\$2,800,000	Sewer - Revenue Bonds

2011	Sewer	Odor Control measures at WWTP	\$4,100,000	Sewer - Revenue Bonds
2011	Sewer	*Easy Street Trunk Line & Sunnyslope Expan	\$3,050,000	LID or Developer Extension
2011	Sewer	*Chatham Hill Extension	\$2,000,000	LID or Developer Extension
2013	Sewer	Digester Floating Dome Eval. & Rehab	\$820,000	Sewer - Reserves -- Fund 401
2014	Sewer	Drying Bed Expansion	\$1,100,000	Sewer - Reserves -- Fund 401
2012-2014	Sewer	Annual major repair/replacement - Collection	\$360,000	Sewer - Reserves -- Fund 401
2012-2014	Sewer	Annual major repair/replacement - WWTP	\$360,000	Sewer - Reserves -- Fund 401
	<b>Sewer</b>	<b>Total</b>	<b>\$18,664,000</b>	
2009	Stormwater	Comp plan update	\$130,000	Storm Sewer Reserves - Fund 410
2009	Stormwater	Linden Tree outfall	\$315,000	Storm Sewer Reserves - Fund 410
2009	Stormwater	Misc. stormdrain impr.	\$50,000	Storm Sewer Reserves - Fund 410
	<b>Stormwater</b>	<b>Total</b>	<b>\$495,000</b>	
2009	Street Overlay	Overlays	\$150,000	2nd 1/4% REET
	<b>Street Overlay</b>	<b>Total</b>	<b>\$80,000</b>	
2009	Streets	CDB Stamped Crosswalks	\$40,000	Street Fund -- Fund 108
2010	Streets	Reconstruct crosswalks on cross streets in CBD	\$20,000	Street Fund -- Fund 108
2010	Streets	Replace misc. sidewalk sections throughout City	\$10,000	Street Fund -- Fund 108
2011-2014	Streets	Replace misc. sidewalk sections throughout City	\$30,000	Street Fund -- Fund 108
2011-2014	Streets	Reconstruct crosswalks on cross streets in CBD	\$100,000	Street Fund -- Fund 108
	<b>Streets</b>	<b>Total</b>	<b>\$200,000</b>	
2009	Vehicles	Motor Pool Hybrid - City-wide use	\$30,000	Fund 503
	<b>Vehicles</b>	<b>Total</b>	<b>\$30,000</b>	
2009	Water	Water Main Repl. & Upgrade	\$100,000	Water - Reserves -- Fund 401
2009	Water	Riverside Drive Water Improvements	\$627,000	Water - Reserves -- Fund 401
2009	Water	8 M Reservoir Overflow Pipe Rehabilitation	\$185,000	Water - Reserves -- Fund 401
2009	Water	Water Comprehensive Plan	\$88,000	Water - Reserves -- Fund 401
2009	Water	Security System for Reservoirs & Pump Stations	\$90,000	Water - Reserves -- Fund 401
2010	Water	Reservoir Coatings	\$275,000	Water - Reserves -- Fund 401
2011	Water	Crawford Street Main Replacement	\$500,000	Water - Reserves -- Fund 401



2011	Water	Storage Improvements	\$75,000	Water - Reserves -- Fund 401
2012	Water	Booster Pump Station #2	\$200,000	Water - Reserves -- Fund 401
2014	Water	Booster Pump Station #1	\$250,000	Water - Reserves -- Fund 401
2012-2014	Water	Water Main Replacement and Upgrade (\$250k/yr)	\$750,000	Water - Reserves -- Fund 401
	<b>Water</b>	<b>Total</b>	<b>\$3,140,000</b>	
2009-13	Partnership Projects	Greater Wenatchee Regional Events Center	\$1,000,000	LOTS Grant
2009	Partnership Projects	Wenatchee Reclamation Bridge	\$1,500,000	Federal Stimulus
2011-2013	Partnership Projects	*Pybus Market	\$1,500,000	undetermined
2011-2013	Partnership Projects	*Public Works Remediation/Boat Moorage	\$7,000,000	undetermined
2011-2013	Partnership Projects	*Orondo Waterfront Gateway and Ped. Access	\$500,000	undetermined
2011-2013	Partnership Projects	*Ninth Street Parking Expansion	\$500,000	undetermined
2011-2013	Partnership Projects	Food Bank	\$750,000	undetermined
2011-2013	Partnership Projects	Parking Expansion	\$3,000,000	undetermined
2011-2013	Partnership Projects	Burlington Northern	\$1,000,000	undetermined
2011-2013	Partnership Projects	Workforce Housing Project	\$3,000,000	undetermined
2011-2013	Partnership Projects	Wenatchee Applesox	\$1,000,000	undetermined
	<b>Partnership Projects</b>	<b>Total</b>	<b>\$20,750,000</b>	
	<b>Grand</b>	<b>Total</b>	<b>\$92,003,470</b>	

## UTILITIES

### TOPICS

- Purpose
- Background
- Electricity
- Irrigation
- Fiber Optics
- Natural Gas
- Wireless Communication Facilities
- PUD Water Service
- Goals & Policies

### PURPOSE

The Growth Management Act (GMA) requires a city's comprehensive plan to include a Utilities Element, or chapter, *"consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines."* Knowledge of these capacities helps gauge where, and to what extent, development may be possible and where there may be a need for increased capacities to meet future demands.

### BACKGROUND

Utilities covered in this section include those not managed by the City. These consist of the utilities listed below:

- Electricity and Fiber Optics  
These services are provided in Wenatchee by the Chelan County Public Utility District (CCPUD).
- Internet (excluding fiber)  
Dial-up, DSL, and wireless internet access is provided within the area by a variety of local businesses.

- Irrigation

The Wenatchee Reclamation District is the primary provider of irrigation services to landowners with reclamation rights. Smaller assemblies include Beehive, Lower Squilchuck, Pioneer, and Millerdale Irrigation Districts, which cover areas within the southern and northeastern portion of the UGA.

- Natural Gas

Cascade Natural Gas is the principle provider of natural gas to Wenatchee.

- Telephones (land-line)

Service for the land-line telephone network is provided by Verizon and has capacity to meet the needs of all current and future residents. Service areas are extended based upon consumer requests.

- Television

Cable television is provided through the Charter Communications network and by Genext and LocalTel through the Chelan County PUD's fiber network. Satellite service is provided through DirectTV and Dish Network. Wenatchee Valley Community Television also transmits channels locally, for free viewing.

- Water (non-city)

The CCPUD provides water service to all outlying areas of the UGA outside of City water service area.

(For all utilities and public services administered by the City, please see Public Facilities and Services.)

While the GMA requires showing the general location and capacity of all existing and proposed utilities; much of this information is not available to the public for proprietary and/or security reasons.

### **City Requirements**

All utility companies wanting to use public right-of-ways begin by entering into a franchise agreement with the City. Typical franchises serve as binding contracts and provide basic parameters for allowing public right-of-way use. The City has current franchises with Charter Communications, Firefly, Genext, LocalTel, and the Chelan County PUD.

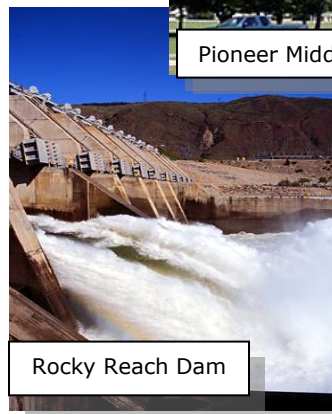
### **ELECTRICITY**

Electricity is provided to Wenatchee residents, and the rest of Chelan County, by the Chelan County Public Utility District. The CCPUD is administered by a five-member commission and is divided into three service districts: the Wenatchee area, Chelan-Manson area, and Leavenworth area.

Electricity provided by the Chelan County PUD is generated at Lake Chelan, Rock Island and Rocky Reach Dams. Electricity is relatively cheap and not considered a scarce resource. As of 2005, Chelan County PUD serves 43,755 customers in Chelan County, with total energy sales at 4,577,000 MWh including retail and resale. Electricity is transmitted by 301 miles of 115kV transmission lines to 7 switching stations. Two switching stations are located within Wenatchee's urban growth area. A new 230kV transmission line was constructed in 2006 to increase transmission capacity to the County. This new line will be energized in 2009. Electricity is distributed to 36 substations in the County from the 115kV transmission lines. Located within the Wenatchee UGA are 10 substations to serve the area's electrical demand.



Pioneer Middle School Solar Panels



Rocky Reach Dam

CCPUD produces several planning documents including the Transmission and Distribution 5 Year Plan. Electrical planning guidelines and work plans are also produced annually.

Demand for electricity in the County is increasing. Chelan County PUD is planning on increasing system capacity, county-wide, an average of 1.9% or 8.3MW annually for the next twenty years. Below are substation projects planned within the Wenatchee UGA over the next twenty years:

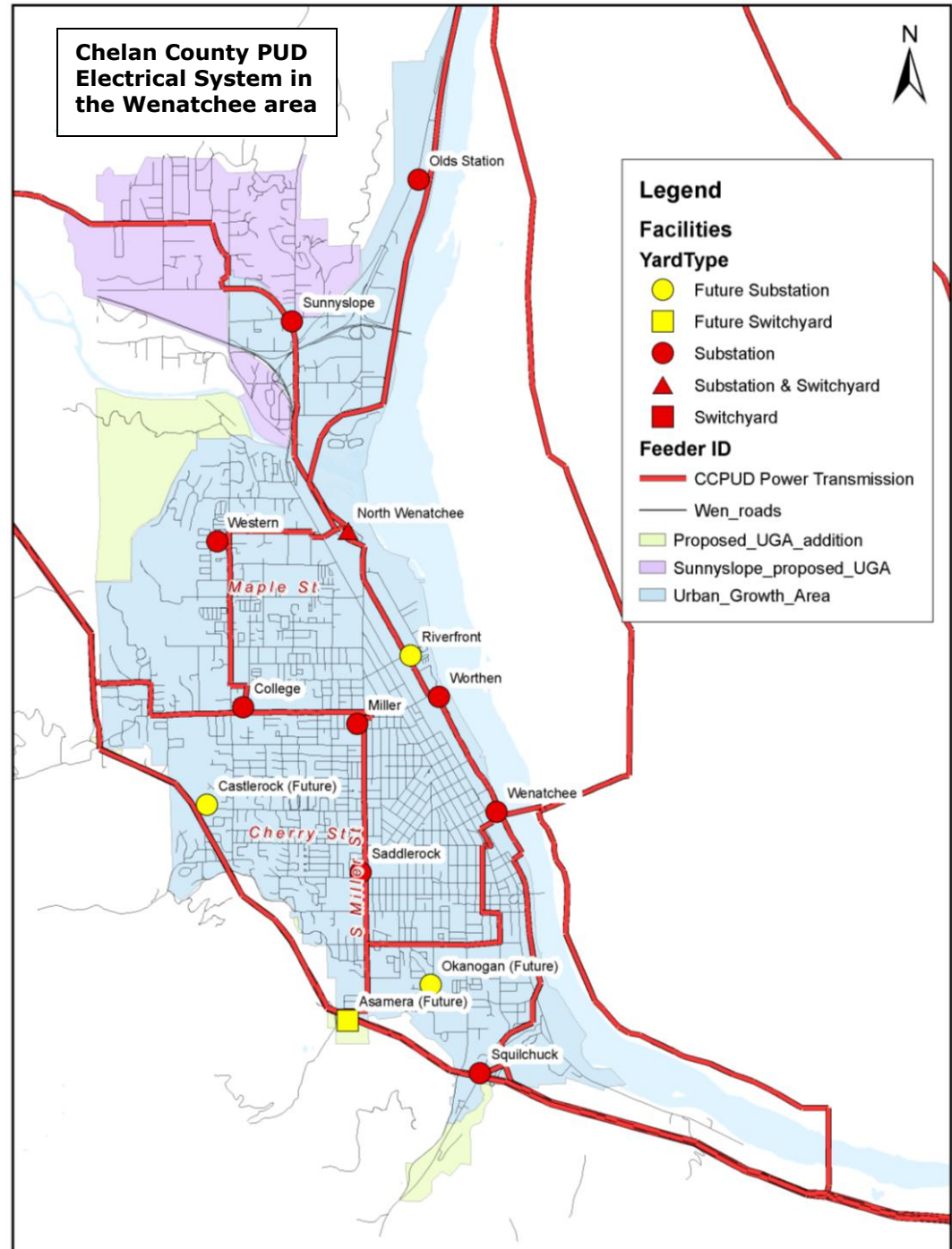
1. Castlerock Substation – The addition of a new 28MVA substation off Castlerock Street, west of Western Street. Substation to serve load growth in the area and will relieve nearby substations.
2. Okanogan Substation – The addition of a new 28MVA substation off Okanogan Street south of Crawford. Substation to serve load growth in the area and will relieve nearby substations.
3. Waterfront Substation – The addition of a new 28MVA substation near 9th Street and Pierre. Substation to serve load growth anticipated for zone changes near Columbia River.
4. Old Mine Switchyard – A new 115kV and 230kV switching station located near Asamera Mine property off Circle Street.

This station will add transmission capability in the southwest portion of Wenatchee to support new substations in the area.

Several alternatives exist for planning future electrical needs of the city.

1. Promote energy conservation. Providing greater outreach on ways to conserve energy in existing and new structures.

2. Allow solar/wind energy. Ensuring that solar/wind energy facilities are allowed in appropriate zones.
3. Continue Coordination. Continue good coordination between the City and the PUD in regards to future and current development plans.



## **IRRIGATION**

The primary irrigation water supplier to the Wenatchee area is the Wenatchee Reclamation District. Other irrigation districts serve certain properties in the southern portion of the UGA; they include the Beehive Irrigation District, Millerdale Irrigation District, and the Lower Squilchuck Irrigation District. Also, the Pioneer Irrigation District serves a small area in the northeast end of Wenatchee from Gunn Ditch.

The Wenatchee Reclamation District currently provides irrigation to roughly 9,000 water users within Chelan and Douglas Counties. Their capacity is limited only by their water rights to 200 CFS (cubic feet per second) of water from the Wenatchee River. This water, obtained at the Dryden Dam, is then carried along 34 miles of canal.

The Wenatchee Reclamation District's distribution system includes canals, flumes, and tunnels, including the Highline Canal in Wenatchee. The system crosses the Columbia River at the pedestrian footbridge and proceeds to East Wenatchee and south to Rock Island. Currently, only about half of city residents have access to irrigation water, most being west of Miller Street and south of Red Apple Road. Some property owners pay for water shares, but don't have access to them.

Private laterals off of the District's Canal provide irrigation water to individual property owners. These laterals are located in many of the streets west of Miller and are in poor or failing condition. In the past the City has replaced these lines as part of street reconstruction projects

primarily to protect the City's investment in street infrastructure.

These irrigation systems reduce the demand on the regional aquifer and domestic water system particularly reducing summertime demands caused by an increase in outside water use (i.e. watering lawns/gardens, washing cars, filling up swimming pools). Although many irrigation users form irrigation water associations to maintain principal lateral lines, there is no comprehensive funding mechanism to assist property owners in the replacement, maintenance, and extension of these private distribution systems.

There are a few strategies that could be considered in regard to Irrigation water:

1. Funding Assistance. City could coordinate with the Wenatchee Reclamation District and property owners within the District's service area to form a utility local improvement district (ULID) to help fund maintenance of the distribution system.
2. Development Requirements. Requiring new developments to maintain and utilize irrigation water would reduce future demands on the public water supply.
3. Support Reclamation Districts. The City can be an active supporter for reclamation districts in preserving historic water rights.
4. City Irrigation System. Taking over or becoming a partner in the role of the Wenatchee Reclamation District could allow the city to most efficiently utilize water rights as a preservation measure for the domestic water supply.

## **FIBER OPTICS**

Charter Communications and Chelan County PUD provide fiber optics in the Wenatchee area.

Currently, there are 14 high-speed internet service providers using the PUD fiber optic network, two of which also provide telephone service, and two offer cable television. By increasing their fiber optic capacity, the PUD is planning on extending service to 75 percent of Chelan County by 2008 and to the entire County by 2012.

A fiber and coaxial cable network is provided by Charter Communications, offering high-speed internet and cable television. According to Charter representatives, there are no capacity restrictions on the network. Service to areas that are more than 150 feet from the existing network must be arranged between potential subscribers and the company. Most of the network is aligned with Chelan County PUD lines. Most extensions occurring in the past 15 years utilize an underground fiber network. Similarly, for future extensions to the network, underground lines will be used.

There are a couple strategies that could be considered for Fiber Optics:

1. Increase Communication. Extending more information and opportunities for inclusion when developing company/city plans increase coordination helping to ensure that future demand can be met in a timely and cost effective manner.
2. Equal Access. Adopting a city policy requiring service to all areas of the city regardless of perceived

demand, possibly assisting in service extension costs for areas without service available.

## **NATURAL GAS**

Cascade Natural Gas Corporation is the primary provider of natural gas within Wenatchee. According to company representatives, the existing gas system meets current need, and extensions to the system are determined by private requests.

In 2005, Cascade Natural Gas served 1,752 customers in the community using a total of 2,351,367 therms of natural gas. In the same year, 1,808 feet of main lines were added to the system, along with 2,789 feet of service lines. A total of \$62,915 was spent on operation and maintenance of the Cascade distribution system in this area.

## **WIRELESS COMMUNICATION FACILITIES**

The Federal Telecommunications Act of 1996 places some restrictions on the ability of communities to regulate wireless telecommunications facilities. The net effect of the Act is that communities:

- 1) Cannot enact a blanket ban on all wireless facilities, but can place reasonable restrictions on facilities in certain zones or areas;
- 2) Cannot unreasonably discriminate among equivalent service providers;
- 3) Cannot regulate placement, construction and modification of wireless facilities on the basis of environmental effects, provided the facility complies with Federal Communications Commission emissions regulations;
- 4) Can exert reasonable control over tower aesthetics, including height



restrictions, co-location, setbacks, other design issues, and safety.<sup>26</sup>

Wenatchee City Code places siting and height limitations on wireless antennas and towers but does not impose design standards beyond landscaping.

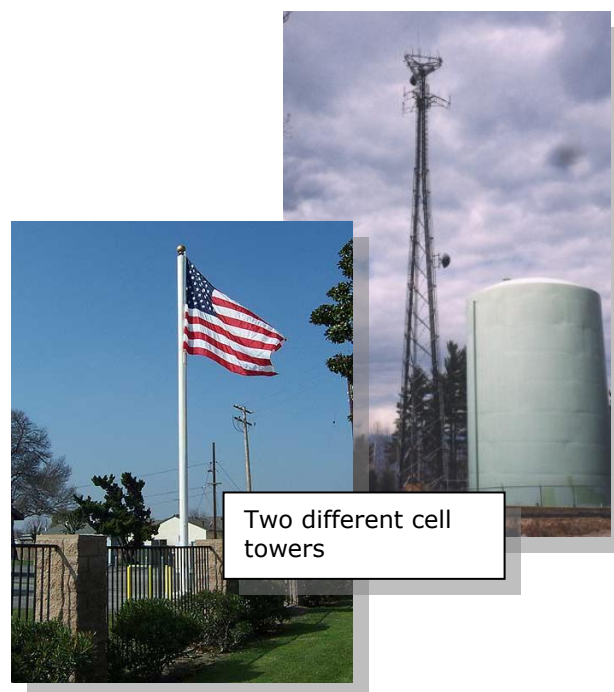
Varying degrees of wireless communication facility regulation are possible:

1. Siting and Height. Restricting the height and location of antennas/towers, such as in Ch 10.58 of the Wenatchee City Code (WCC), reduces many negative impacts.

Aesthetics. Additional design standards could further lessen negative aesthetic impacts of antennas/towers and could increase pot

### **PUD WATER SERVICE**

The Chelan County PUD provides water to portions of Wenatchee within city limits as well as the surrounding Urban Growth Area. In the Wenatchee area, the PUD serves approximately 4,500 customers, with average water use greater than 1 million gallons per day. Under the contract with the City of Wenatchee and East Wenatchee Water District, the PUD is entitled to up to four million gallons per day or 20 percent of the potential supply from the regional aquifer.<sup>27</sup>

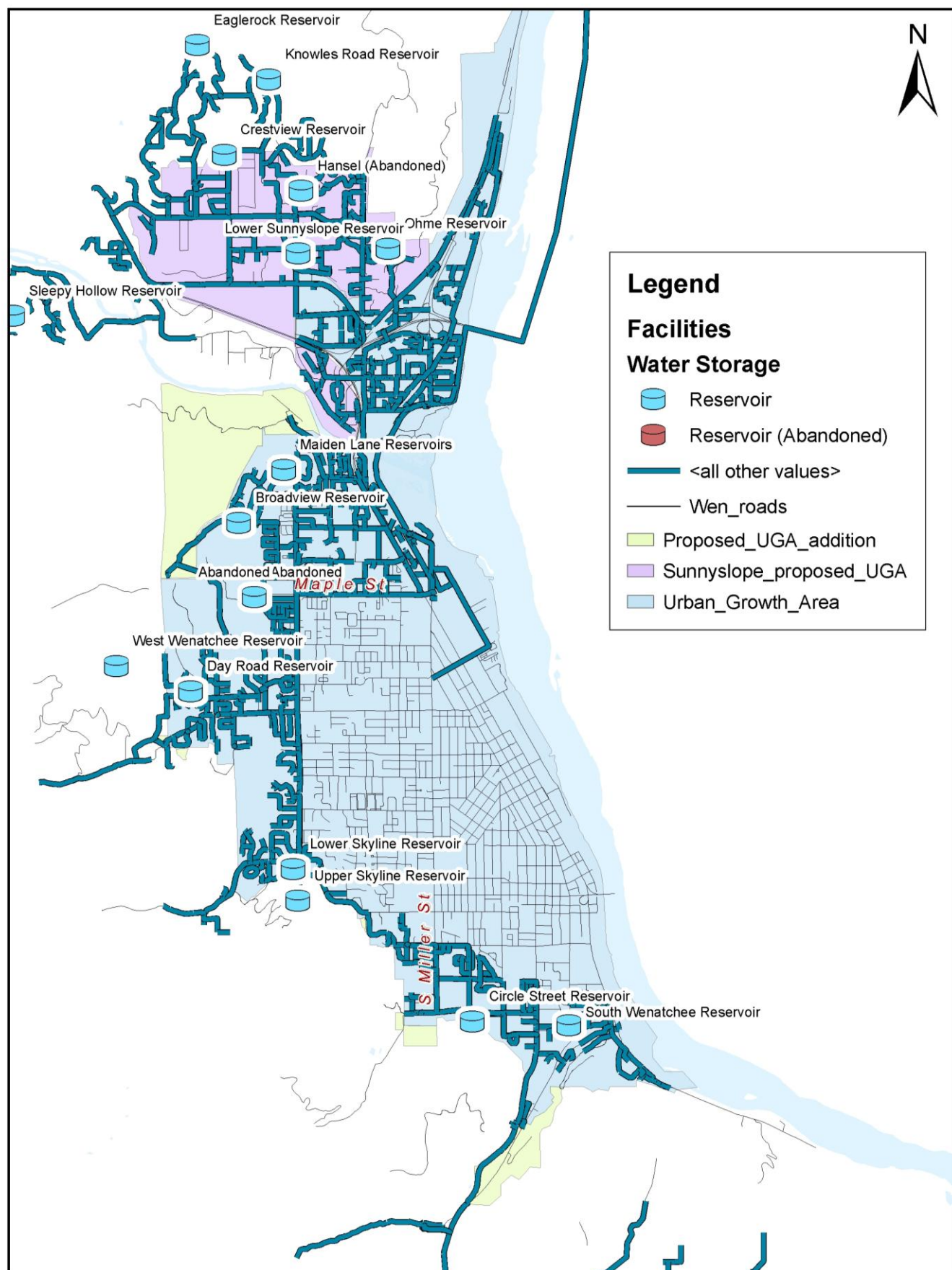


Managing Wenatchee's water could take different avenues:

1. Two Water Purveyors. Maintaining Wenatchee's current water service system would not affect the area receiving service or current improvement and extension plans of either the City or the PUD.
2. One Water Purveyor. If the City pursued taking over the PUD's service area within the UGA, it could improve service uniformity, system upgrades, and future need assessments.

<sup>26</sup> Model Telecommunications Tower Ordinance, Scenic America, <http://www.scenic.org/Default.aspx?tabid=187>

<sup>27</sup> Chelan County PUD, Water and Wastewater, <http://www.chelanpud.org/>.



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## GOALS AND POLICIES

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**UTILITIES** - *Ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing service levels below those locally acceptable.*

**Policy 1:** Development approvals shall be subject to a requirement that utilities will be installed and fully operational concurrent with the use and occupancy of the development.

**Policy 2:** No development will be approved that reduces the level of service of any utility below the adopted level of service.

**Policy 3:** Utility plans shall contain a capital improvement program, including financing options and construction schedules.

**Policy 4:** Cooperation and coordination shall be pursued to the greatest extent feasible among utility providers and the City in the development and implementation of capital improvement programs and area plans.

**Policy 5:** Maintain an inventory of existing utilities, including locations and capacities of such systems and facilities.

**Policy 6:** The rural area outside of the urban growth area shall not be scheduled to receive a full range of urban utilities, unless required for public health and safety.

**Policy 7:** Encourage those utility purveyors who have no mandate under the Growth Management Act to cooperate with the implementation of the goals and policies contained in this Comprehensive Plan.

**ENVIRONMENT** - *Ensure that the utilities necessary to support development are accomplished in a manner sensitive to the environment.*

**Policy 1:** Require the under-grounding of utilities in service extensions and system upgrades where feasible.

**Policy 2:** Reasonable screening and/or architecturally compatible integration of all new above-ground utility facilities shall be required.

**Policy 3:** Restoration following installation activities is required, paying particular attention in critical areas.

**Policy 4:** Mandate the joint use of utility corridors and facilities consistent with prudent utility practice.

***IRRIGATION WATER – To reduce future demand on the public water supply, undertake comprehensive efforts to preserve the viability of irrigation systems.***

***Policy 1:*** Work with local reclamation districts, particularly the Wenatchee Reclamation District, to review strategies such as forming an active irrigation utility district, providing funding assistance through utility local improvement districts, requiring developments to maintain irrigation service, and supporting districts in preserving water rights.

***SUPPORT SERVICES – Provide reasonable accommodation for the provision of other support services (i.e. electricity, natural gas, telephone, cable TV, etc.) to serve development in a timely manner.***

***Policy 1:*** Adopt design standards for wireless communication facilities that aim to integrate such facilities into the surrounding environment and limit negative aesthetic impacts.

***Policy 2:*** Ensure services are provided to all existing populations, regardless of demographics.

***Policy 3:*** Promote solar and wind energy by providing informational resources and working in cooperation with utility providers to create effective incentives.